



26 Lindum Avenue

Lincoln, Lincolnshire, LN2 5JB

£975 pcm

THREE STOREY HOME

The property briefly comprises of a Lounge and Bedroom one / Dining Room, with stairs leading down to the Kitchen, WC and Family Bathroom. To the Upper Floor there are two double Bedrooms, one of which benefits from built-in storage. On-street parking is available in the area.



LOCATION

Lindum Avenue is located just off Monks Road, a well-established residential area to the east of Lincoln city centre. The area is well served by a range of local amenities including convenience stores, takeaways, public houses and regular bus routes along Monks Road providing direct access into Lincoln city centre. Lincoln's High Street, Waterside Shopping Centre and railway station are all within easy reach, while nearby road links offer convenient access to the A15 and A46 for commuting to surrounding areas. The location is popular for its proximity to the city while retaining a residential neighbourhood feel.

ACCOMMODATION

This versatile home can be arranged as two Bedrooms with two Reception Rooms, or three Bedrooms with one Reception room. The Dining Room / third Bedroom is fully self-contained. On entering the property you step directly into the spacious Lounge, which leads through to the Hallway and the Dining Room / third Bedroom. Upstairs there are two double Bedrooms, with Bedroom one benefiting from a purpose-built storage cupboard suitable for use as a wardrobe. The accommodation also includes a Kitchen, Bathroom and a separate WC, with the contemporary Bathroom fitted with a bath and shower over.

OUTSIDE

The front of the property opens directly onto the pavement, with on-street residents' permit parking available. To the rear there is an enclosed courtyard, accessed via secure gates from the roadside and bounded by a brick wall.

RENT AND DEPOSIT

The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1,125.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term unless negotiated otherwise.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWING

Strictly by prior appointment via Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Two / Three Bedrooms
- Three Storey Home
- Bathroom with Bath and Shower Overhead
- Rear Courtyard with Storage
- On Street Permit Parking
- Wardrobes to Upstairs Bedrooms
- Council Tax Band - A (Lincoln City Centre)
- EPC Rating - D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.