



31 St. Nicholas Street

Lincoln, LN1 3EQ

£850 pcm

TWO DOUBLE BEDROOMS

The property briefly comprises of a Lounge, Dining Room and Kitchen, with stairs rising to the First Floor Landing providing access to two Bedrooms and a Bathroom fitted with both a bath and separate shower. Outside, there is a rear courtyard and on-street parking in the area.



LOCATION

St Nicholas Street is situated just off Burton Road, within the popular West End of Lincoln. The area is well served by local amenities including convenience stores, public houses, cafés and independent shops, all within easy walking distance. Lincoln city centre, the Cathedral Quarter and the University of Lincoln are readily accessible, as is Lincoln railway station. The location also offers convenient road links to the A46 and surrounding areas, making it well suited for commuters and city living alike.

ACCOMMODATION

This well presented Two Bedroom Home offers internal accommodation comprising of a Lounge leading through to a Dining Room and galley Kitchen with access to the rear courtyard. Upstairs, off the First Floor Landing, are two double Bedrooms and the Family Bathroom which benefits from a bath and separate shower cubicle. Additional storage can be found in Bedroom one and the Dining Room.

OUTSIDE

On-street permit parking is available in the area, with a rear courtyard incorporating a brick-built outbuilding. Please note the courtyard will be tidied prior to the commencement of a tenancy.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

TENANCY TERM

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

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through 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>

- On Street Permit Parking
- Rear Courtyard
- Two Double Bedrooms
- Two Reception Rooms
- Bathroom with Seperate Shower
- Modern Galley Kitchen
- EPC Energy Rating - To Follow
- Council Tax Band - A (Lincoln City Council)

