



27 Good Lane

Lincoln, LN1 3EH

£950 pcm

NEWLY RENOVATED THROUGHOUT

The internal accommodation comprises of an Entrance Hall leading to an Open Plan Living Accommodation with newly fitted Kitchen, Utility Room with downstairs WC, and stairs rising to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three. The Family Bathroom is newly fitted and comprises of a bath with a shower overhead. Outside, there is an enclosed rear garden which is due to be turfed and includes a separate patio area, along with a driveway to the front.



LOCATION

Good Lane is situated just off Newport, close to Lincoln's historic Uphill area and the Bailgate. The location benefits from a range of nearby local shops, cafés and public transport links, as well as convenient access to Lincoln County Hospital. The historic Bailgate is close by, offering a selection of independent boutiques and eateries, together with Lincoln Castle and the Cathedral. Lincoln City Centre is easily accessible via Steep Hill or public transport, making this a well-connected and desirable location.

ACCOMMODATION

Having been newly renovated throughout, this home is presented in immaculate condition and must be viewed to appreciate the finish on offer. The internal accommodation comprises of an Entrance Hall leading to an Open Plan Living Accommodation and a newly fitted Kitchen with appliances including a fridge freezer and dishwasher. The property benefits from triple glazed windows throughout. There is also a Utility Room with downstairs WC and stairs rising to the First Floor Landing, which provides access to Bedroom One, Bedroom Two and Bedroom Three, along with the Family Bathroom which has a bath and shower overhead.

OUTSIDE

The property benefits from an enclosed rear garden, which is due to be turfed, with timescales to be agreed prior to the start of a tenancy. To the front of the property, the area is due to be concreted and will provide off street parking for one vehicle. Further parking is available on street via resident's permit.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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 week's rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

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>

- Newly Decorated Throughout
- New Flooring Throughout
- Newly Fitted Kitchen with Appliances
- Utility Room and WC
- Bathroom with Overhead Shower
- Rear Garden - Due to be Turfed
- Concrete Driveway to Front
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.