



31 Langworthgate  
Uphill, Lincoln

RENT £2250 PCM  
DEPOSIT £2596.15



A RARE OPPORTUNITY HAS ARISEN TO RENT THIS EXECUTIVE FOUR BEDROOM TOWN HOUSE CURRENTLY BEING REFURBISHED IN THE DESIRABLE UPHILL AREA OF LINCOLN. IT IS LOCATED ON LANGWORTHGATE, A SHORT WALK FROM THE CATHEDRAL AND LINCOLN'S CULTURAL QUARTER. THE POPULAR SHOPPING AREA OF BAILGATE IS CLOSEBY WHICH HAS INDEPENDENT BOUTIQUES, SHOPS AND PLACES TO EAT ALONG LINED COBBLED STREETS. THESE QUAIN'T SHOPS ARE SURROUNDED BY THE REMAINS OF MEDIEVAL LINCOLN, BLACK TIMBER FRAMED BUILDINGS AND EVEN SOME HIDDEN ROMAN REMAINS.



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# 31 LANGWORTHGATE, LINCOLN, LN2 4AD

THE ACCOMODATION COMPRISES:

AN OPEN PLAN KITCHEN DINER, LOUNGE, FOUR DOUBLE BEDROOMS, A FAMILY BATHROOM, TWO ENSUITES, BALCONY ON THE LANDING OFF THE FIRST FLOOR, ENCLOSED REAR YARD AND GARAGE.

VIEWING HIGHLY RECOMMENDED.

THE PROPERTY IS SUBJECT TO A FULL MODERNISATION AND REFURBISHMENT PLAN INCLUDING: -

NEW HEATING SYSTEM, NEW APPLIANCES, NEW CARPETS AND FLOOR COVERINGS, REDECORATION, UPGRADED KITCHEN AND BATHROOMS.

THE LANDLORD AND DEVELOPER WILL BE ON HAND TO DISCUSS PLANS IN MORE DETAIL IF REQUIRED.

RENT: £2250 PER CALENDAR MONTH

DEPOSIT: £2596.15

COUNCIL TAX: E

ENERGY PERFORMANCE RATING: D

UNFURNISHED / GAS CENTRAL HEATING / NO SMOKERS / NO PETS

READY EARLY JANUARY 2023



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