



**29 Wake Street**

Lincoln, LN1 3HS

**£900 pcm**

**REDECORATED, NEW FLOORING AND AVAILABLE NOW!**

Early viewing is required of this well presented Two Bedroom Home, with upstairs Bathroom, Lounge, Dining Room and Kitchen. The property also benefits from a low maintenance rear garden and is available now.



## 29 Wake Street, Lincoln, LN1 3HS

### LOCATION

Wake Street is situated to the North of Lincoln City Centre, just off Newport within a well established residential area. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, cafes, public houses and takeaway outlets located along Newport and Burton Road. Lincoln City Centre, the Bailgate area and Lincoln Cathedral are all easily accessible, together with Lincoln County Hospital and a variety of leisure and shopping facilities. The property also benefits from regular bus routes and good access to the A15 and outer bypass road networks.

### ACCOMMODATION

This well presented bay fronted provides well presented internal accommodation briefly comprising of an Entrance Hall, Living Room with bay window feature fireplace (not in use) and mounted shelving, Dining Room with under stairs store cupboard off and feature fireplace (not in use), Kitchen with back door leading to rear garden, Stairs and Landing leading to Bedroom One with wardrobe and built-in cupboard off, Bedroom Two with mounted shelving and Family bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended.

### OUTSIDE

The property has a front forecourt and a low maintenance rear garden. (The sheds located to the head of the plot are not included within the tenancy). A passageway provides access to the property entrance and rear garden. On street parking is available within the local area.

### RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### 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/>

### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT

New legislation was implemented in May 2026 and affects 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>

- Available Now
- Desirable North City Location
- Lounge & Dining Rooms
- Easy Access to Lincoln County Hospital
- Low Maintenance Rear Garden
- On Street Parking
- Viewing Recommended
- Redecorated & New Flooring
- Council Tax Band - A (Lincoln City Council)
- EPC Energy 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 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.

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