



**6 Lillys Road**  
Lincoln, LN1 3DH

**£1,050 pcm**

**IDEAL UPHILL LOCATION, AVAILABLE NOW!**

Early viewing of this delightful home, situated a short walk from the Cathedral Quarter is recommended. Boasting well presented accommodation including a Living Room, Kitchen, Utility and WC, Two Bedrooms and Bathroom. The property also benefits from a courtyard garden and on street parking.



## 6 Lillys Road, Lincoln, LN1 3DH

### LOCATION

The property is situated within a desirable position to the North of the Cathedral City of Lincoln. A short walk from the Bailgate and Cathedral Quarter and provided easy access to Lincoln County Hospital and Lincoln City centre. The property is well served by a full range of local amenities.

### ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of a Living Room, Kitchen with open under stairs storage, Utility, WC, Stairs and Landing with store cupboard off, Bedroom One with wardrobe off, Bedroom Two with fitted hanging rail and Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended.

Burning Stove - the stove visible in the marketing material is due to be removed before a tenancy commences.

### OUTSIDE

The property fronts onto Lilly's Road and has a gated passageway providing access to the courtyard garden. Resident permit parking is available.

### RENT AND DEPOSIT

The asking Rent for the property is £1,050.00 per calendar month and the Tenancy Deposit is £1,210.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £240.00.

### 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/>

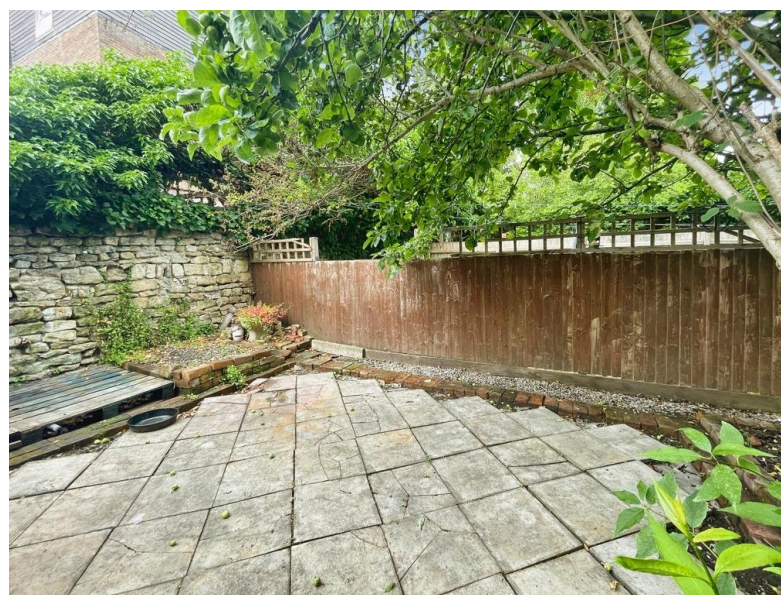
### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

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
- Easy Access to Lincoln County Hospital
- Upstairs Bathroom
- Permit Parking
- Downstairs WC
- Permit Parking
- Courtyard Garden
- Well Presented
- 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 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.

Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

