

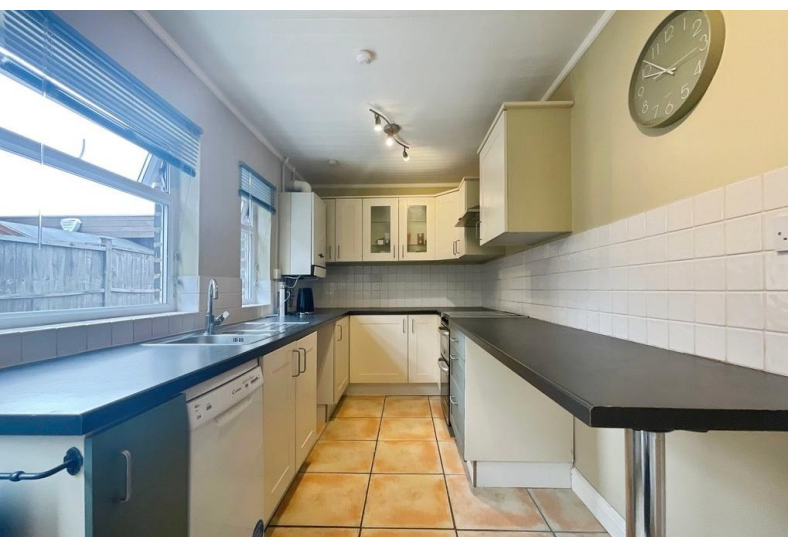


49 Long Leys Road

Lincoln, LN1 1DR

£1,400 pcm

VIEWS OVER THE WEST COMMON. Briefly comprises; Entrance Porch leading to Entrance Hall, Lounge, Dining Room and Kitchen with additional storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom with shower over the bath. The property also benefits from a driveway and gardens to both the front and rear.



LOCATION

Long Leys Road is situated within a popular residential area to the west of Lincoln City Centre, conveniently located for access to a range of local amenities, schools and transport links. The property is close to the West Common, offering extensive open green space and walking routes, while Lincoln City Centre and the historic Cathedral Quarter are within easy reach. Regular bus services operate nearby, and the A46 provides convenient road links to Newark, the A1 and the surrounding area.

ACCOMMODATION

This well presented bay-fronted three bedroom home is available now and an early viewing is highly recommended. The internal accommodation comprises; Entrance Porch leading to an Entrance Hall with access to the Lounge, Dining Room and Kitchen, together with additional storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom with shower over the bath. The property offers well-proportioned accommodation throughout and enjoys views over the West Common to the front.

OUTSIDE

The property benefits from gardens to both the front and rear, together with a driveway providing off-street parking for multiple vehicles.

RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £320.00.

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/>

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.

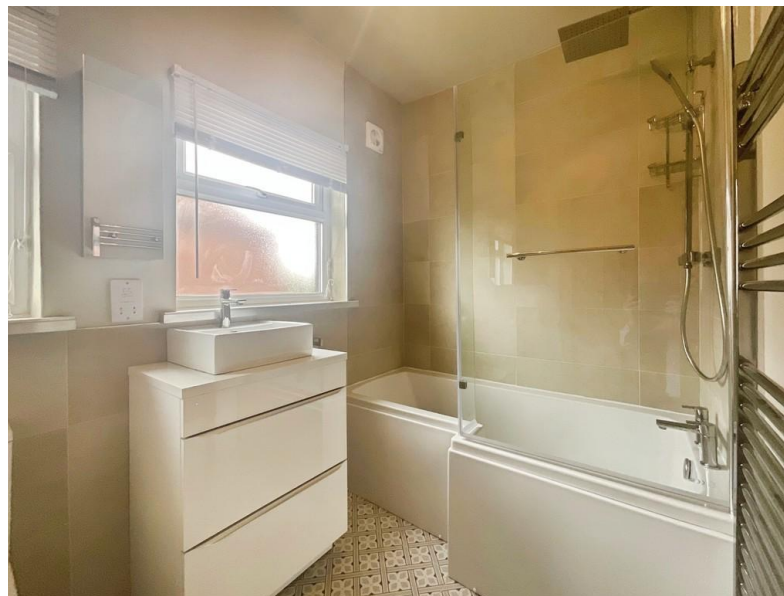
VIEWING

Viewings are strictly by prior appointment via 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>

- Three Bedrooms & Upstairs Bathroom
- Driveway to the Side & Front Garden
- Enclosed Rear Garden with Patio
- Property Available Now
- Two Reception Rooms
- EPC Energy Rating - To Follow
- Council Tax Band - C (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.