



48 Newark Road

Lincoln, LN5 8PS

£900 pcm

PROPERTY AVAILABLE NOW, NEWLY DECORATED THROUGHOUT

The property briefly comprises a Spacious Lounge leading to a Dining Room, Galley Kitchen, Rear Lobby and Downstairs Bathroom with Shower Overhead. Stairs rise to the First Floor Landing, providing access to Bedroom One, which has a separate adjoining room suitable for use as an Office or Walk-in Wardrobe and Bedroom Two.

On-Street Parking is available in the local area, together with an Enclosed Rear Courtyard.



LOCATION

Newark Road is situated to the south of Lincoln City Centre, providing convenient access to a range of local shops, supermarkets, cafés and other everyday amenities along Newark Road. The property is well placed for access to St Mark's Shopping Centre and Lincoln High Street, with the City Centre, Brayford Waterfront and University of Lincoln also within easy reach. Newark Road provides direct access towards the A46 and A15, making the property well placed for travel across Lincoln and the surrounding area.

ACCOMMODATION

This Two Bedroom Home has been recently redecorated throughout and benefits from replacement carpets to the Ground Floor, Hall, Stairs and Landing. The Spacious Lounge leads through to a separate Dining Room with Built-in Storage, followed by the Galley Kitchen, Rear Lobby and Downstairs Bathroom with Shower Overhead. Stairs rise to the First Floor Landing, providing access to Bedroom One and Bedroom Two. Bedroom One benefits from a separate adjoining room which could be used as a Walk-in Wardrobe or Office, while Bedroom Two provides a further Double Bedroom with Built-in Storage.

OUTSIDE

The property benefits from an Enclosed Rear Courtyard. On-Street Parking is available in 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 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>

- New Carpets - Downstairs
- Further Room off Bedroom One
- Downstairs Bathroom with Shower Overhead
- Early Viewing Recommended
- Enclosed Rear Courtyard
- On Street Parking
- Two Reception Rooms
- Newly Decorated Throughout
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

