



19 Haffenden Road

Lincoln, LN2 1RP

£950 pcm

DESIRABLE UPHILL LOCATION AND AVAILABLE NOW!

Situated in a sought after position, close to Lincoln City Centre, the County Hospital and the Cathedral Quarter. The property boasts internal accommodation comprising of Lounge, Dining Room, Kitchen, Three Bedrooms and Bathroom. The property also benefits from a Driveway, Gardens and Garage.



LOCATION

The property is conveniently situated to the north of the historic Cathedral and University City of Lincoln. With easy access to Lincoln City Centre, Lincoln County Hospital, the Bailgate and Cathedral Quarter and a full range of local amenities.

ACCOMMODATION

This well presented home provides internal accommodation briefly comprising of an Entrance Hall with Utility Cupboard, WC, Lounge with semi-circular bay window to the front elevation, Dining Room with a window to the rear elevation and Breakfast Kitchen with integral dishwasher, double oven with four ring hob. Stairs and Landing leading to Master Bedroom with semi-circular bay window, Bedroom Two, Bedroom Three and Family Bathroom with WC, wash hand basin and bath with mixer shower over. The property also benefits from gas central heating and UPVC double glazing. Viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from a low maintenance front forecourt, driveway and garage and a good sized rear garden which is laid to lawn with a range of shrubs, bushes and trees.

RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.00.

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/>

VIEWING

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>

- 3 Bedroom Semi Detached House
- Bay Fronted Lounge
- Open Plan Dining Room & Kitchen
- 2 Double Bedrooms
- Modern Kitchen & New Bathroom
- Front & Rear Gardens
- Driveway & Garage
- Viewing Highly Recommended
- Council Tax Band - C (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.