



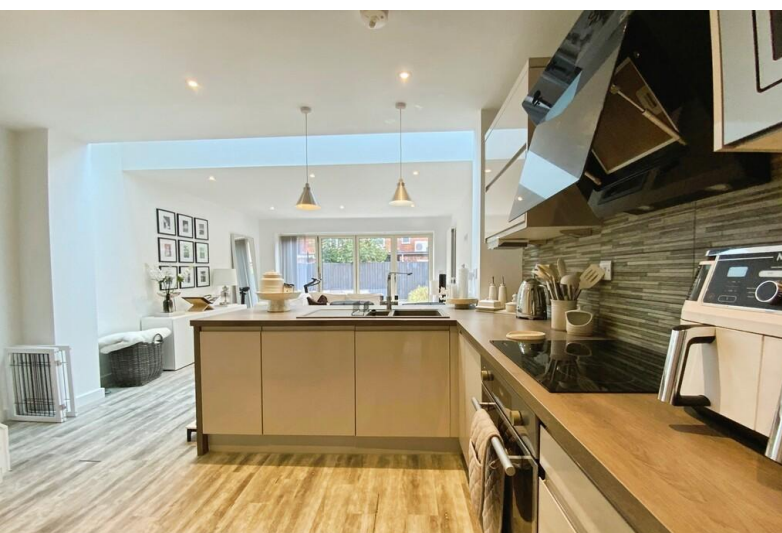
7 Francis Street

Lincoln, LN1 3EJ

£1,250 pcm

INTEGRATED SINGLE GARAGE

A rare opportunity to let a modern Detached Home in a prime North City location. The property boasts an Open Plan Living, Dining and Kitchen Area, Three Bedrooms, En-suite Shower Room, Family Bathroom and WC. The property also benefits from an Integral Garage and Garden.



LOCATION

Francis Street is situated within Lincoln's popular West End, north-west of the City Centre and within easy reach of the Cathedral Quarter and Bailgate. The surrounding area provides a range of local shops, cafés, public houses and everyday amenities, while Lincoln City Centre offers further shopping, dining and leisure facilities. The University of Lincoln, Brayford Waterfront and Lincoln Railway Station are also within convenient reach, with the A57 providing access towards the wider road network.

ACCOMMODATION

This modern Detached Home offers well presented accommodation arranged over three floors. The Ground Floor features an Entrance Hall, Downstairs WC and an impressive approximately 23ft Open Plan Living, Dining and Kitchen Area, with an integral dishwasher, washing machine and fridge freezer. Bi-folding doors open directly onto the Rear Garden, creating a spacious and practical living area. The First Floor Landing provides access to Two Bedrooms and the Family Bathroom, while the Second Floor is dedicated to Bedroom One, which benefits from an En-suite Shower Room.

OUTSIDE

The property benefits from an Integral Single Garage providing Off-Street Parking, together with a Rear Courtyard Garden accessed from the Open Plan Living Area via Bi-folding Doors.

RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

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 tenants. 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>

- Desirable Location
- Three Bedroom Detached House
- Garage & Garden
- Approx. 23ft Open Plan Living/Dining/Kitchen Area
- Close Proximity to Lincoln's Historic Quarter
- Easy Access to Lincoln County Hospital, University & City centre
- Well Presented Throughout
- Viewing Required
- Council Tax Band - C (Lincoln City Council)
- EPC Energy Rating - B

