



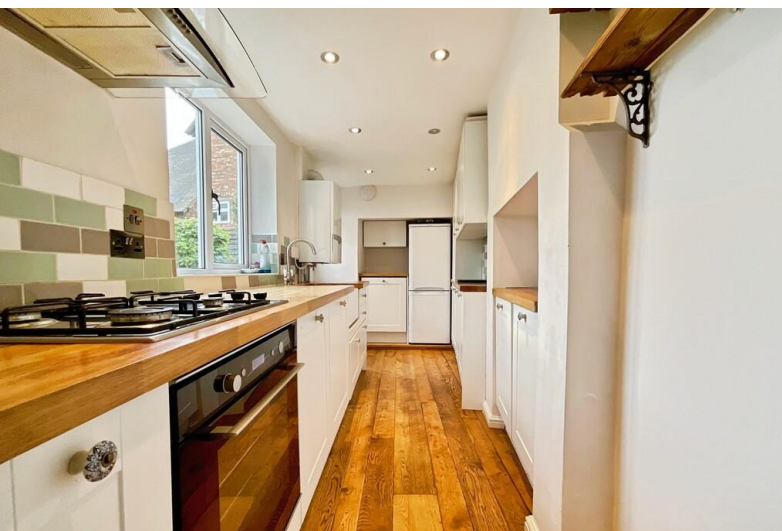
21 Drury Lane

Lincoln, LN1 3BN

£1,500 pcm

CATHEDRAL VIEW, LOCATED WITHIN THE CATHEDRAL QUARTER

The property briefly comprises a Reception Hallway, Lounge, Dining Area, Study and Modern Fitted Kitchen. The First Floor Landing leads to Three Bedrooms, with En-suite facilities to Bedroom One and a separate Family Shower Room. To the rear of the property there is a Private Courtyard Garden with views over the City.



LOCATION

Drury Lane is situated within Lincoln's historic Cathedral Quarter, directly below Lincoln Cathedral and within the heart of the Bailgate area. The surrounding streets are home to a range of independent shops, cafés, restaurants, public houses and other amenities, with Lincoln Castle, Cathedral and Steep Hill all within easy reach. The High Street and wider City Centre are accessible via Steep Hill, while the Cathedral Quarter also provides convenient access to the historic uphill area and the amenities found around Bailgate.

ACCOMMODATION

The property offers well proportioned accommodation throughout, with the Reception Hallway leading through to a comfortable Lounge, separate Dining Area and Study, together with a Modern Fitted Kitchen. To the First Floor, the Landing provides access to Three Double Bedrooms, with Bedroom One benefiting from En-suite facilities and a separate Family Shower Room serving the remaining accommodation. The property offers a good balance of living and bedroom space.

OUTSIDE

To the rear of the property there is a Private Courtyard Garden with views over the City Centre. To the front, the property benefits from Residents' Permit Parking, with views towards Lincoln Castle and Lincoln Cathedral.

RENT AND DEPOSIT

The asking Rent for the property is £1,500.00 per calendar month and the Tenancy Deposit is £1,730.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00.

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>

- Three Bedroom Cottage
- Prime Uphill Location
- Modern Interior
- Private Secure Garden
- Spacious Double Bedrooms
- En-suite to Bedroom One
- Residents Permit Parking
- Heart of Cathedral Quarter
- Council Tax Band - D (Lincoln City Council)
- EPC Energy Rating - D



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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.