



23 Lupin Road

Lincoln, LN2 4GB

£1,000 pcm

ENCLOSED GARDEN WITH PATIO AND SHED

Briefly comprises an Entrance Hall leading to a spacious Lounge, Kitchen Diner with access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One with built-in wardrobes, Bedroom Two, Bedroom Three and the Family Bathroom with shower over the bath. The property also benefits from a driveway providing off-street parking.



LOCATION

Lupin Road is situated within a popular residential area of Lincoln, conveniently located for access to a range of local amenities, schools and transport links. The property is within easy reach of Lincoln City Centre, with its wide range of shops, restaurants, leisure facilities and other amenities. Regular bus services operate nearby, while the A46 provides convenient road links to Newark, the A1 and surrounding areas.

ACCOMMODATION

This well maintained Three Bedroom Property offers well proportioned accommodation throughout. The internal accommodation comprises an Entrance Hall leading to a Lounge and spacious Kitchen Dining Room, with access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One with built-in wardrobes, Bedroom Two and Bedroom Three, together with the Family Bathroom with shower over the bath.

OUTSIDE

To the front of the property there is a driveway providing off-street parking. To the rear there is an enclosed courtyard with access to the garden, which benefits from a patio area and garden shed providing useful external storage.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

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>

- Early Viewing Recommended
- Popular Location on Glebe Park
- Spacious Kitchen Diner
- Garden with Patio and Shed
- Driveway for Parking
- Built-in Wardrobes to Bedroom One
- Family Bathroom with Overhead Shower
- EPC Energy Rating - D
- Council Tax Band - A (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 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.