

15 Rasen Lane

Lincoln, LN1 3EZ

£1,000 pcm

WALKING DISTANCE TO THE BAILGATE

Internally the property briefly comprises of a Lounge, Dining Room, Kitchen, Hall, downstairs Bathroom with shower over the bath and First Floor Landing leading to Two Bedrooms. Outside there is a Rear Courtyard with shed.





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LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION
Downstairs there is an Open Plan Lounge and Dining Area leading to a spacious Kitchen and downstairs Bathroom with shower over the bath. Stairs leading to the First Floor Landing gives access to the Two double Bedrooms.

OUTSIDE
Private enclosed rear courtyard and shed providing storage. On Street Permit Parking Only.

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

- Popular Uphill Location
- Two Double Bedrooms
- Lounge & Dining Room
- Bathroom with Shower Over the Bath
- On Street Permit Parking
- Open Plan Living Space
- Modern Kitchen
- Rear Courtyard & Shed
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)







Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman