



14 Lincoln Road

Dunholme, Lincoln, LN2 3QY

£1,350 pcm

GOOD SIZED PLOT! GARDENS & DRIVEWAY. This Bungalow is located in a private position with a Gated Driveway, Front Gardens and Double Garage. Briefly comprising; Entrance Hall, Lounge Diner, fitted Kitchen, Utility Room, Four Bedrooms, Family Bathroom with shower and additional Shower Room. The property also benefits from a landscaped Gardens and Patio to the Rear.



LOCATION

The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.

ACCOMMODATION

The internal accommodation briefly comprises; large Entrance Hall, open plan Lounge Diner with French doors to the Garden, fitted Kitchen Diner, Utility / Boiler Room, four good sized Bedrooms, Family Bathroom with shower, corner bath and bidet and additional Shower Room.

OUTSIDE

The rent includes monthly maintenance of the hedges and shrubbery. The property benefits a Driveway, Front Gardens and Double Garage to the front of the property. To the rear is a Patio Seating Area and a large Garden, laid to lawn with a hedge perimeter and several plants and shrubbery.

RENT AND DEPOSIT

The asking Rent for the property is £1350.00 per calendar month and the Tenancy Deposit is £1555.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

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>

- Four Bedroom Detached Bungalow
- Popular Village Location
- Open Plan Lounge Diner
- Gated Driveway & Double Garage
- Extensive Front & Rear Gardens
- Monthly Gardening Included
- Fitted Kitchen & Utility
- EPC Rating - D
- Council Tax Band - F



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 and 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.