



29 Wheatfield Road

Lincoln, LN6 0PS

£800 pcm

GROUND FLOOR APARTMENT - AVAILABLE NOW

The property briefly comprises of an Entrance Hall leading to a Lounge, Kitchen, Family Bathroom with overhead shower, Bedroom One and Bedroom Two. The property also benefits from front and rear gardens.



LOCATION

The property is situated within an established residential area to the South West of Lincoln City Centre. The property is conveniently located for access to a range of local amenities including supermarkets, shops and schooling, along with regular bus routes into the City Centre. The nearby A46 bypass also provides convenient transport links to the surrounding areas.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall with airing cupboard and storage cupboard off, Kitchen, Living Room, Bedroom One, Bedroom Two and Bathroom. The property also benefits from gas central heating and double glazing.

OUTSIDE

There is a good sized front garden laid to lawn and a rear garden with gravel covering. On street parking is in the local area.

RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

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.

VIEWINGS

By prior appointment through Mundys.

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/>

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>

- Available Now
- Ground Floor Apartment
- Two Bedrooms
- Good Access to Local Amenities
- Lounge and Kitchen
- On Street parking
- Popular Residential Location
- Viewing Recommended
- EPC Energy Rating - C
- 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 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.