



Wain Well Mews

, Lincoln, LN2 4BF

£1,700 pcm

THREE STOREY HOME. Briefly comprises an Entrance Hall, Study, Downstairs WC and spacious Kitchen Diner with integrated appliances, built-in storage and access to the rear courtyard. Stairs rise to the First Floor Landing providing access to the Lounge, Family Bathroom, Bedroom Three and Bedroom Four. Further stairs rise to the Second Floor providing access to Bedroom One with private Dressing Room and Jack and Jill Bathroom shared with Bedroom Two.



LOCATION

Wain Well Mews is situated within a popular residential area of Lincoln, conveniently located for access to the city centre and a range of local amenities. The property is within easy reach of local shops, supermarkets, schools and healthcare facilities, while Lincoln City Centre and the historic Cathedral Quarter offer a wide selection of shopping, dining and leisure facilities. Regular bus services operate nearby, providing convenient access to the city centre and surrounding areas.

ACCOMMODATION

This well maintained Three Storey Home should be viewed to appreciate both the size and layout of the accommodation on offer. The internal accommodation comprises; Entrance Hall with built-in storage leading to a Downstairs WC, Study and spacious Kitchen Diner with integrated Fridge Freezer and Dishwasher, together with access to the rear courtyard. Stairs rise to the First Floor Landing providing access to Bedroom Three with its own private Balcony, Bedroom Four, spacious Lounge and Family Bathroom with bath and shower over. Further stairs rise to the Second Floor Landing providing access to Bedroom One with private Dressing Room, leading to a Jack and Jill style Bathroom shared with Bedroom Two.

OUTSIDE

To the front of the property there is a driveway providing off-street parking together with a single garage. To the rear there is a well-established courtyard garden with a variety of mature shrubs and plants.

RENT AND DEPOSIT

The asking Rent for the property is £1,700.00 per calendar month and the Tenancy Deposit is £1,960.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £390.00.

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>

