



28 Kingsley Street

Lincoln, LN1 3JN

£875 pcm

PROPERTY AVAILABLE NOW

Internal accommodation comprises of a Lounge leading to Dining Room, Kitchen and downstairs Bathroom fitted with a bath and separate shower. Stairs rising to the First Floor Landing provides access to Bedroom One and Bedroom Two. On street parking is available in the area, with a courtyard garden to the rear and a separate decked seating area.



LOCATION

Kingsley Street is situated just off Burton Road, to the north of Lincoln City Centre. The property is within close proximity to a range of local amenities along Burton Road, including independent shops, convenience stores, takeaways and public houses. Further facilities are available within Lincoln City Centre, including supermarkets, retail outlets and leisure amenities. The Bailgate area and Lincoln Cathedral are also nearby, offering a range of restaurants, cafes and cultural attractions. Lincoln Central railway station is accessible, providing transport links to surrounding areas.

ACCOMMODATION

This well presented Two Bedroom House is available for immediate viewing. The internal accommodation comprises of a Lounge leading through to a Hall, Dining Room and Galley Kitchen. The downstairs Bathroom is fitted with both a bath and separate shower. Stairs rise to the First Floor landing providing access to Bedroom One and Bedroom Two, both of which are double rooms. To the Basement there is a Cellar providing storage use only.

OUTSIDE

On street parking is available in the area. To the rear there is an enclosed courtyard garden and decked seating area. Please note the courtyard garden will be maintained by a gardener prior to the commencement of viewings.

RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1,005.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £201.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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 is to be implemented in May 2026 and will affect 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>

- Two Double Bedrooms
- Modern Galley Kitchen
- Lounge & Dining Room
- Two Double Bedrooms
- Rear Courtyard - Gardener to attend
- On Street Parking to Front
- Property Available Now
- EPC Energy Rating - E
- 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.