



85 Dunkirk Road

Lincoln, LN1 3UJ

£850 pcm

DRIVEWAY TO THE FRONT

The property briefly comprises of an Entrance Hall, Lounge, Dining Kitchen, Conservatory and a First Floor Landing leading to Two Bedrooms and a Shower Room. There is an enclosed rear courtyard. Available for immediate viewing.



LOCATION

Dunkirk Road is situated to the West of Lincoln City Centre within a well established residential area. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, schools and leisure facilities. Lincoln City Centre, the University of Lincoln and the Brayford Waterfront are all easily accessible, offering a wide selection of shops, restaurants, cafes and transport links. The property also benefits from convenient access to Tritton Road, the A46 bypass and surrounding road networks.

ACCOMMODATION

Ready for an immediate viewing, this property briefly comprises of an Entrance Porch leading to a Lounge, Dining Kitchen and Conservatory. Stairs rise to the First Floor Landing and provide access to Bedroom One with built in wardrobes, Bedroom Two and a Shower Room.

OUTSIDE

Outside there is a driveway to the front of the property providing off street parking. To the rear there is an enclosed courtyard.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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>

- Two Double Bedrooms
- Conservatory to the Rear
- Rear Enclosed Courtyard
- Driveway to the Front
- Upstairs Shower Room
- Modern Kitchen with Pantry
- Gas Central Heating
- EPC Energy Rating - B
- Council Tax Band - A (Lincoln City Council)
- Available for Immediate Viewing



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