



Vista Cottage, 6 Carline Road

Lincoln, LN1 1HG

£1,500 pcm

Situated within Lincoln's ever-popular Cathedral Quarter, Vista Cottage is a charming Three Storey Period Property enjoying attractive elevated views across the city skyline. The accommodation is arranged over three floors and comprises an Entrance Hall, Shower Room, Three Bedrooms and additional family Bathroom. The Lower Ground Floor offers a fitted Kitchen and Lounge, opening into the Conservatory. Externally, the property benefits from permit parking to the front and an enclosed rear Garden set over different levels, featuring lawned and patio areas, a timber shed and raised decking.



LOCATION

Vista Cottage enjoys an enviable position within easy walking distance of Lincoln Cathedral, Lincoln Castle and the vibrant Bailgate area. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

The internal accommodation is arranged over three floors and briefly comprises an Entrance Hall, Shower Room, Three Bedrooms and a Family Bathroom. The Lower Ground Floor forms the principal living space, featuring a fitted Kitchen with integrated cooking appliances, a spacious Lounge and a Conservatory with Bi-fold doors to the Garden.

OUTSIDE

Outside, the property benefits from an enclosed rear Garden arranged over multiple levels, featuring a raised decked seating area, patio, lawned sections and a timber shed. The elevated position enjoys attractive views across the city skyline, with the Garden providing a private outdoor space.

RENT AND DEPOSIT

The asking Rent for the property is £1,500.00 per calendar month and the Tenancy Deposit is £1,730.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00.

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>

- Characterful Three Storey Period Cottage
- Sought after Cathedral Quarter Location
- Three Well Proportioned Bedrooms
- Elevated Views Across Lincoln
- Spacious Lounge and Conservatory
- Fitted Kitchen with Appliances
- Multi-Level Rear Garden
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - D
- Viewing Recommended



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.