



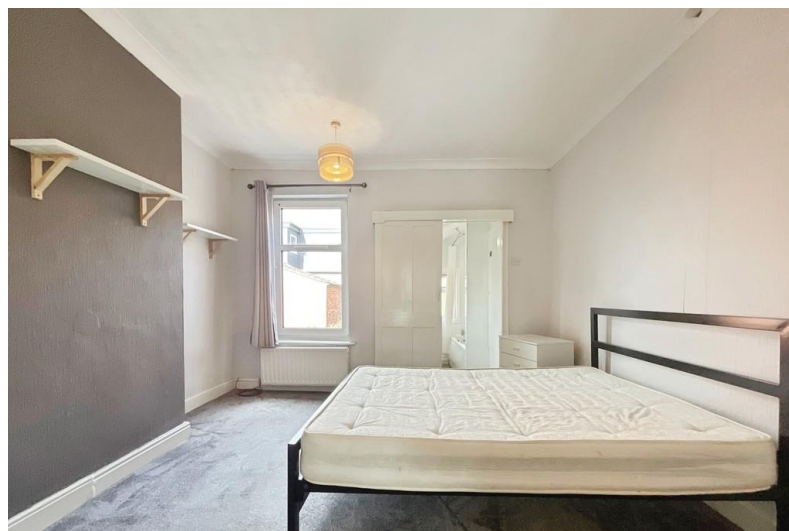
61 Newland Street West

Lincoln, LN1 1QF

£1,100 pcm

FULLY FURNISHED AND AVAILABLE NOW

Briefly comprises of a Lounge, hallway, Dining Room and Kitchen. Stairs leading to the First Floor Landing provides access to Bedroom One, with En-suite Shower Bathroom, Family Shower Room and Bedroom Two. There is an enclosed Rear Courtyard with outbuilding.



LOCATION

Newland Street West is situated in a popular residential area to the West of Lincoln City Centre, conveniently positioned for access to a range of local amenities. The property is within easy reach of Lincoln's historic Cathedral Quarter, West Common and the City Centre, which offers a wide selection of shops, restaurants, cafés and leisure facilities. Regular bus services operate nearby, while Lincoln Central Railway Station and the University of Lincoln are also within easy reach.

ACCOMMODATION

Available now with a viewing highly recommended, the internal accommodation comprises of a Spacious Lounge, leading to Hallway with understairs storage, Dining Room and Kitchen with built-in fridge freezer and freestanding washing machine. Stairs rise to the First Floor landing and provides access to Bedroom One, with En-suite Bathroom, Bedroom Two and Family Shower Room off the Landing.

OUTSIDE

Enclosed Courtyard garden to the rear with outbuilding providing storage. On street permit parking.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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
- Property Available Now
- Fully Furnished Throughout
- Two Reception Rooms
- Kitchen with Appliances
- En-suite to Bedroom One
- Family Shower Room
- EPC Energy Rating - D
- 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.