



7 Saville Street

Lincoln, LN5 8NH

£950 pcm

IMMACULATELY PRESENTED THROUGHOUT

Property briefly comprises of an Entrance Hall leading to a Spacious Lounge, Dining Room, Kitchen, Utility Area and Downstairs Bathroom. Stairs rise to the First Floor Landing, providing access to Bedroom One, Bedroom Two and Bedroom Three. Enclosed rear courtyard and garden with on street parking to the front.



LOCATION

Saville Street is situated just off Newark Road in the Bracebridge area of Lincoln, providing convenient access to a wide range of local amenities and everyday facilities. Newark Road offers a variety of shops, supermarkets, takeaways and other services, with Tesco and Asda both within easy reach. The property is also close to South Common, providing a large open area for walking and recreation, while Lincoln City Centre is approximately one mile away with the High Street, Brayford Waterfront and historic Cathedral Quarter all readily accessible. The area also benefits from good road links along Newark Road and access towards the A15 and A46 for connections further afield.

ACCOMMODATION

Having been redecorated throughout and presented in excellent condition, the property combines a fresh, modern finish with attractive character features, including the original stove and feature fireplace. The accommodation provides spacious and versatile living, with Two Reception Rooms, a modern fitted Kitchen, separate Utility Area and contemporary Ground Floor Bathroom, while Three well proportioned Bedrooms are found on the First Floor.

OUTSIDE

To the Rear of the property there is a surprisingly spacious, secure and enclosed Garden, predominantly laid to lawn with paved pathways and Patio areas. A Garden Shed provides external storage, with access to the shared passageway. To the front there is on street parking available.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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>

- Modern Fitted Kitchen
- Endosed Garden and Courtyard
- On Street Parking to the Front
- Modernised, Retaining Original Features
- Downstairs Bathroom
- Early Viewing Recommended
- Property Available Now
- Two Reception Rooms
- EPC Energy Rating - C
- 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.