



97 Dunkirk Road

Lincoln, LN1 3UJ

£950 pcm

CAR PORT TO THE SIDE

The property has internal accommodation comprising of a Lounge, Modern Fitted Kitchen Diner, Ground Floor WC and stairs rising to a First Floor Landing providing access to Two Bedrooms and a Bathroom.



LOCATION

Dunkirk Road is situated within Lincoln's popular West End, to the north-west of the City Centre. The area offers a range of local shops, cafés, public houses and everyday amenities, with further shopping and leisure facilities available in Lincoln City Centre. The Cathedral Quarter, Bailgate and Lincoln Cathedral are also within easy reach, while the A57 provides access towards the wider road network and surrounding areas.

ACCOMMODATION

This well-proportioned home is entered directly into a spacious Lounge, which leads through to the Modern Fitted Kitchen Diner. The Kitchen provides access to the Rear Garden and is complemented by a Ground Floor WC. Stairs rise to the First Floor Landing, where there are Two Bedrooms and a Family Bathroom with Shower Over Bath. Bedroom One benefits from Two Built-in Storage Cupboards, while Bedroom Two is a Double Bedroom.

OUTSIDE

To the front of the property there is a small Flowerbed, together with a Car Port and Driveway to the side providing off-street parking. To the rear, there is an Enclosed Lawned Garden with a Paved Seating Area.

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 Two Bed Semi Detached House
- Bathroom with Shower Overhead
- Enclosed Garden with Patio
- Popular Uphill Location
- Parking & Carport
- Spacious Kitchen Dining Room
- Downstairs WC
- EPC Energy Rating - C
- Council Tax Band - A - Lincoln City Council
- Gas Central Heating



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.