



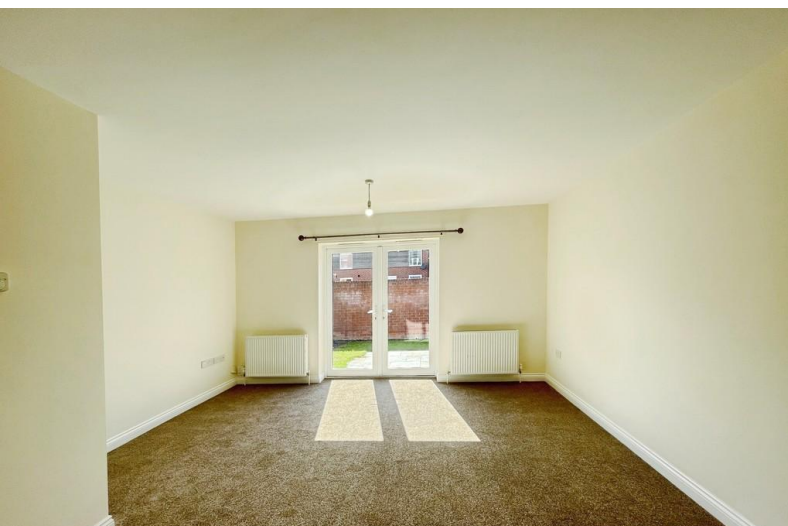
66 Riseholme Road

Lincoln, LN1 3SP

£1,050 pcm

DESIRABLE LOCATION, AVAILABLE NOW!

Early viewing of this well presented home is recommended. The property provides internal accommodation including an Open Plan Living Room and Kitchen, Two Bedrooms, En-suite, Family Bathroom and WC. The property also boasts front, side and rear Gardens and off street Parking.



LOCATION

The property is positioned to the North of the Cathedral City of Lincoln, providing easy access to the A46 & A15 road networks, Lincoln City Centre, the County Hospital and the Cathedral Quarter. The property is well served by a full range of local amenities including: shops, schools and leisure facilities.

ACCOMMODATION

The internal accommodation briefly comprises of an Entrance Hall, WC, Open Plan Living Room and Kitchen with patio doors to rear garden, under stairs storage cupboard and fitted Breakfast Kitchen. Stairs and landing leading to Bedroom One with En-suite Shower Room off, Bedroom Two and Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property has grounds to the front side and rear of the property, principally laid to lawn with beds and borders and a paved seating area. Two allocated parking spaces are located to the rear of the property with access from the garden via a timber gate.

RENT AND DEPOSIT

The asking Rent for the property is £1,050.00 per calendar month and the Tenancy Deposit is £1,210.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £240.00.

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>

- Available Now
- Two Double Bedrooms
- En-suite & Family bathroom
- Off Street Parking
- Front, Side and Rear Gardens
- Open Plan Living Room and Kitchen
- Good Access to Local Amenities
- Viewing Highly Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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.