



178 Carholme Road

Lincoln, LN1 1SE

£1,100 pcm

ALLOCATED PARKING AND SINGLE GARAGE!

Property briefly comprises of Lounge, Hallway, downstairs WC, Kitchen Diner and stairs leading to Two Double Bedrooms with an En-Suite Shower Room to Bedroom One and a Family Bathroom. Outside there is a single garage and one allocated parking space.



LOCATION

The property is situated to the west of the Cathedral City of Lincoln and provides easy access to Lincoln City Centre and the A46. The property is close to the West Common, Carholme Golf Club and is well served by a range of local amenities.

ACCOMMODATION

A well-maintained Two Bedroom End Terraced Home with accommodation comprising of Lounge, downstairs WC, Kitchen Diner with access to the rear garden and stairs leading to Two Double Bedrooms with Bedroom One having built-in wardrobes and an En-suite Shower Room and a further Family Bathroom.

OUTSIDE

There is a rear garden with a patio area and a small garden to the front. The property also benefits from a single garage and one allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £1,100 per calendar month and the Tenancy Deposit is £1,265 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.

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>

- Allocated Parking Space
- Single Garage
- En-Suite to Bedroom One
- Wardrobes to Bedroom One
- Kitchen/Dining Room
- Enclosed Garden & Patio
- Popular Location - Close to A46
- EPC Energy Rating - C
- Council Tax - A (Lincoln City Council)
- Gas Central Heating

