



21 Woodstock Street

Lincoln, LN1 1PT

£1,350 pcm

ONE ALLOCATED PARKING SPACE, ADDITIONAL ON STREET PERMIT PARKING

The property briefly comprises of an Entrance Hall leading to a Kitchen, downstairs WC, built-in Storage and Lounge. Stairs rise to the First Floor Landing and provide access to Bedroom One and Bedroom Two. Further stairs rise to the Second Floor Landing where there is a Family Bathroom and Bedroom Three with additional storage. The property also benefits from an enclosed rear garden with patio area and one allocated parking space to the side.



LOCATION

Woodstock Street is situated within a highly convenient position to the West of Lincoln City Centre. The property is within easy walking distance of the University of Lincoln, Brayford Waterfront and the City Centre, offering access to a wide range of shops, restaurants, cafes and leisure facilities. Lincoln Central Railway Station is also nearby, making the property well positioned for commuters. The area benefits from excellent transport links and convenient access to the A46 and surrounding road networks.

ACCOMMODATION

Maintained to a high standard throughout, this deceptively spacious home should be viewed to appreciate both the quality of finish and the versatile accommodation on offer. The internal accommodation briefly comprises of an Entrance Hall leading to a modern Kitchen, downstairs WC, built-in Storage and Lounge with access to the rear garden. To the First Floor are Bedroom One and Bedroom Two, whilst the Second Floor provides additional storage, a Family Bathroom fitted with both a bath and separate shower cubicle, together with Bedroom Three. The three storey layout provides flexible living accommodation suited to a variety of occupiers.

OUTSIDE

To the rear of the property there is an enclosed garden with artificial turf and a separate patio area. The property benefits from one allocated parking space together with a shared visitor parking space for use with the neighbouring property. Additional on street parking is available via a permit purchased from the local authority.

RENT AND DEPOSIT

The asking Rent for the property is £1,350.00 per calendar month and the Tenancy Deposit is £1,555.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

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/>

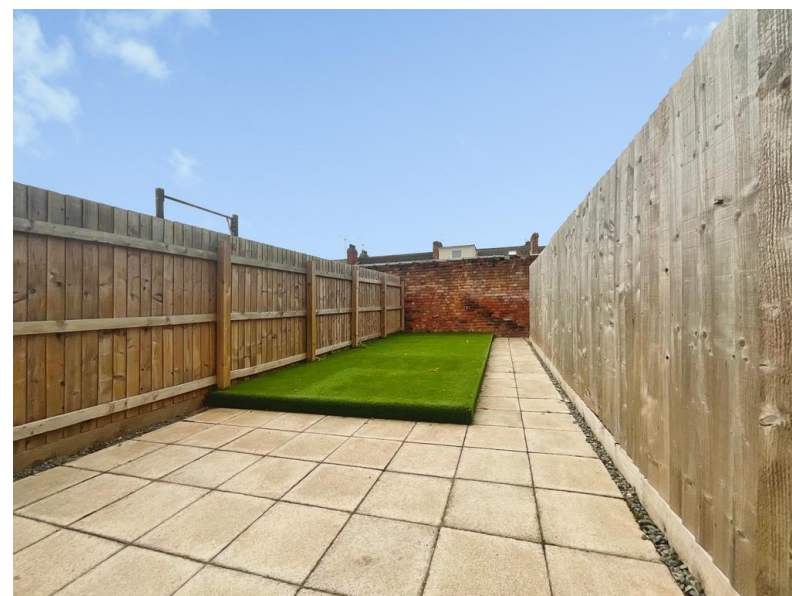
VIEWINGS

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>

- Three Storey Town House
- Early Viewing Recommended
- Bathroom with Bath and Shower
- Three Double Bedrooms
- Spacious Lounge with Patio Doors
- One Allocated Parking Space
- On Street Permit Parking
- EPC Energy Rating - B
- Council Tax Band - C (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 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.