



5 Railway Park Mews

Lincoln, LN6 7AE

£1,100 pcm

RECENTLY RENOVATED THROUGHOUT!

To include a full redecoration, new flooring, newly fitted kitchen, newly fitted bathroom and well landscaped gardens. Early interest is anticipated due to the standard of finish throughout, and an early viewing is therefore highly recommended.



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LOCATION

Railway Park Mews is situated within a modern residential development in the LN6 area of Lincoln, positioned within easy reach of a range of local amenities including supermarkets, convenience stores, takeaways and healthcare facilities. The property is conveniently placed for access to Lincoln City Centre, which offers a wide variety of shopping, leisure and dining options. Local schooling is available within the surrounding area for all age groups. Regular bus services operate nearby providing access into the city centre and surrounding districts, while the A46 bypass is easily accessible, offering convenient road links to Newark, the A1 and wider regional connections.

ACCOMMODATION

Having been recently renovated throughout, this home is presented in immaculate condition and must be viewed to fully appreciate the quality of finish. The internal accommodation comprises of an Entrance Hall leading to a spacious Lounge, Dining Room and Kitchen, with the Dining Room also providing access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the newly fitted Bathroom, with an additional storage cupboard off the landing.

OUTSIDE

The property benefits from an extended rear garden, which is mainly laid to lawn with a patio area and a substantial garden shed, providing excellent additional storage. To the front, there is a garden area, with a driveway to the side of the property providing off-street parking.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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>

- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Newly Fitted Carpets
- Full Redecoration Throughout
- Well Landscaped Extended Garden
- Driveway to the Side
- Lounge, Dining Room and Kitchen
- Early Viewing Recommended
- 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 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.

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