

16 Westgate

Lincoln, LN1 3BD

£1,500 pcm

PRIME CATHEDRAL QUARTER LOCATION WITH VIEWS OF LINCOLN CASTLE

Situated within the heart of Historic Lincoln, this gated property briefly comprises an Entrance Hall, Open Plan Lounge Diner, Kitchen and Downstairs WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom. The property also benefits from a driveway, single garage and enclosed courtyard garden. An early viewing is highly recommended. Rent includes monthly cleaning and gardening.





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LOCATION
Westgate is one of Lincoln's most prestigious addresses, situated within the heart of the historic Cathedral Quarter. The property enjoys views of both Lincoln Castle and Lincoln Cathedral and is just a short walk from the Bailgate, which offers an excellent selection of independent shops, cafés, restaurants and public houses. Lincoln City Centre, the University of Lincoln and the Brayford Waterfront are all within easy reach, while regular bus services and Lincoln Central Railway Station provide excellent transport links. This exceptional location combines the character of Lincoln's historic centre with convenient access to a wide range of amenities.

ACCOMMODATION
Occupying a superb position within Lincoln's sought-after Cathedral Quarter, this well presented Three Bedroom Home offers spacious accommodation throughout. The internal accommodation comprises an Entrance Hall with useful storage, Downstairs WC, open plan Lounge Diner featuring a fireplace and patio doors to both the front and rear elevations, together with a fitted Kitchen. The integral Garage benefits from a useful Utility Area. To the First Floor are Bedroom One with hand basin and two built-in storage cupboards, Bedroom Two with a built-in storage cupboard, Bedroom Three with a built-in storage cupboard and the Family Bathroom, fitted with a four-piece suite comprising a bath, separate shower, WC and wash hand basin. The property further benefits from gas central heating and double glazing. A freestanding fridge freezer, washing machine and tumble dryer will remain at the property for the tenant's use; however, these items are provided on a non-maintained basis and will not form part of the tenancy. The landlord will not be responsible for their repair or replacement during the tenancy.

OUTSIDE
Double vehicle gates and a pedestrian gate provide access from Westgate onto a paved driveway and forecourt. To the rear there is an enclosed courtyard garden with established flower and shrub borders. The integral single garage is fitted with an up-and-over door and incorporates a useful utility area with a wash hand basin.

RENT AND DEPOSIT
The asking Rent for the property is £1,500.00 per calendar month and the Tenancy Deposit is £1,730.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00.

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

- Detached House
- Sought after Location
- Three Double Bedrooms
- 3 x 4 Meter Living / Dining Room
- Gated Property
- Driveway & Garage
- Courtyard Garden
- Rent Includes Cleaning & Gardening
- Council Tax Band - E (Lincoln City)
- EPC Energy Rating - D







Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman