



**31 Derby Street**

Lincoln, LN5 8DP

**£1,200 pcm**

**THREE STOREY WITH DRIVEWAY**

The property briefly comprises of an Entrance Hall leading to a WC, Kitchen with built-in appliances, Lounge / Dining Room and additional storage. Stairs rise to the First Floor Landing providing access to Bedroom Two, Bedroom Three and a Family Shower Room with further storage. To the Second Floor there is Bedroom One with Dressing Area and En-suite Bathroom. The property also benefits from an enclosed rear garden, driveway and patio area.



**LOCATION**

Derby Street is located to the South of the City Centre of Lincoln, within a well established residential area. The property is within close proximity to a range of local amenities including supermarkets, shops and schooling, along with regular bus routes into the City Centre. Lincoln Railway Station and the High Street are also easily accessible, offering further shopping, leisure and transport links.

**ACCOMMODATION**

This Three Storey Home offers deceptively spacious accommodation and is highly recommended for viewing. The internal accommodation comprises of an Entrance Hall leading to a downstairs WC, Kitchen fitted with appliances including fridge freezer, washing machine and dishwasher, and a spacious Lounge / Dining Room with storage cupboard. Stairs rise to the First Floor Landing providing access to Bedroom Two, Bedroom Three and the Family Shower Room. To the Second Floor, Bedroom One benefits from an En-suite Bathroom and Dressing Area, completing the well proportioned layout.

**OUTSIDE**

There is an enclosed rear garden with a patio area and shed for storage. A driveway to the side provides off street parking for one vehicle.

**RENT AND DEPOSIT**

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

**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/help/lettings-fees-information-for-tenants/>

**VIEWING**

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 Double Bedrooms
- En-suite to Bedroom One
- Family Shower Room to First Floor
- Driveway for One Car
- On Street Parking
- Three Storey Home
- Early Viewing Recommended
- Enclosed Garden, Patio and Shed
- EPC Energy Rating - C
- Council Tax Band - B (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.