



14 Lupin Road

Lincoln, LN2 4GD

£950 pcm

DRIVEWAY TO THE FRONT

The property briefly comprises of an Entrance Hall, Lounge and Kitchen Diner. To the First Floor there are Two Double Bedrooms and a Family Bathroom. The property further benefits from a driveway providing off street parking and generous gardens.



LOCATION

Lupin Road is situated to the North east of Lincoln City Centre within a well established residential area. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, schooling and leisure facilities. Lincoln County Hospital, the historic Bailgate area and Lincoln City Centre are all easily accessible, offering a wide selection of shops, restaurants and transport links. The property also benefits from convenient access to the A15 and Lincoln Eastern Bypass.

ACCOMMODATION

This well presented home offers practical accommodation throughout and is ideally suited to a variety of occupiers. Internally, the property comprises of an Entrance Hall leading to the Lounge and Kitchen Diner. To the First Floor there are Two Double Bedrooms, with useful storage to Bedroom Two, together with a Family Bathroom fitted with a bath and Shower Overhead. An early viewing is recommended to appreciate the accommodation and outdoor space on offer.

OUTSIDE

To the front of the property there is a driveway providing off street parking together with a garden area. To the rear there is an enclosed patio and garden which extends around the side of the property, creating a generous wraparound outdoor space. The property also benefits from an enclosed shed providing additional storage.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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/>

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>

- Two Double Bedrooms
- Early Viewing Recommended
- Driveway to the Front
- Enclosed Rear Garden
- Bathroom with Overhead Shower
- Spacious Kitchen Diner
- 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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