



**42 Sibthorp Street**

Lincoln, LN5 7SH

**£1,100 pcm**

**DECEPTIVELY SPACIOUS**

The property briefly comprises of a Dining Room, Living Room, Kitchen, Utility Room and Downstairs Bathroom. To the First Floor there are Three Bedrooms and a Family Bathroom with additional storage. The property also benefits from an enclosed courtyard to the rear and on street permit parking.



### LOCATION

Sibthorp Street is located to the south of the City Centre of Lincoln, within a well established residential area. The property is within easy reach of a range of local amenities including supermarkets, convenience stores and schooling, along with regular bus routes into the City Centre. The High Street and Lincoln Railway Station are also easily accessible, providing further shopping, leisure and transport links.

### ACCOMMODATION

This deceptively spacious and extended terraced home must be viewed to appreciate the size of the accommodation on offer. The property is fully furnished throughout and comprises of an Entrance Hall leading to a Dining Room and separate Lounge. Off the spacious galley Kitchen is a Utility Room with appliances and a Downstairs Shower Room with access to the rear courtyard. Upstairs, all Three Bedrooms are Double in size, with additional storage cupboards located off the landing, along with access to the Family Bathroom.

### OUTSIDE

On street permit parking is available to the front. To the rear there is an enclosed courtyard with patio area.

### 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.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

### 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 is to be implemented in May 2026 and will affect 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
- Fully Furnished Throughout
- Two Reception Rooms
- Downstairs Shower Room
- Upstairs Bathroom
- Extended Terraced Home
- Utility Room off Kitchen
- Council Tax Band - A (Lincoln City Council)
- EPC Rating - D



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