

5a Park Lane

Lincoln, LN5 8NY

£950 pcm

DRIVEWAY – ENCLOSED REAR GARDEN

A well presented Two Bedroom Townhouse situated just off Newark Road, to the South of Lincoln. The accommodation briefly comprises a modern fitted Kitchen, Cloakroom/WC, spacious Lounge Dining Room, Two Double Bedrooms and Family Bathroom. Outside, the property benefits from a Block Paved Driveway providing off-street parking, useful Storage Area and an enclosed Rear Garden.





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LOCATION
The property is situated just off Newark Road, to the South of Lincoln, an established residential area offering a good range of local amenities. Nearby facilities include Aldi on Newark Road, together with a range of other supermarkets, shops and everyday amenities along Newark Road and the nearby Tritton Road retail area. Lincoln City Centre is within easy reach, offering a wider selection of shopping, cafés, restaurants, public houses and leisure facilities, together with the historic Cathedral Quarter. The area also benefits from regular bus services into the City Centre and convenient access to the A46 Bypass and surrounding road network.



ACCOMMODATION
The Ground Floor comprises a modern fitted Kitchen, Cloakroom/WC and a spacious Lounge/Dining room with useful under stairs storage and French doors opening onto the rear garden. To the First Floor there are Two Double Bedrooms, with the Principal Bedroom benefiting from built-in sliding wardrobes and a Family Bathroom fitted with a panelled bath and shower over. The property further benefits from gas central heating and double glazing.

OUTSIDE
To the front of the property there is a block paved driveway providing off-street parking and an outdoor store. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and garden shed.



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/

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

- New Carpets Throughout
- Two Double Bedrooms
- Modern Fitted Kitchen and Cloakroom/WC
- Lounge Leading To The Garden
- Enclosed rear Garden
- Block Paved Driveway
- Convenient Location
- Available Now
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

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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 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