



## 10 Wain Well Mews

Lincoln, Lincolnshire, LN2 4BF

**£1,300 pcm**

This Three Storey Town House has internal accommodation comprising of an Entrance Hall with built-in storage leading to a spacious Dining Kitchen. Stairs rising to the First Floor Landing provide access to the Lounge with Juliette Balcony, Family Bathroom fitted with a shower overhead and Bedroom One. Further stairs rise to the Second Floor Landing providing access to Bedroom Two and Bedroom Three, one of which benefits from an En-suite Shower Room.



### ACCOMMODATION

This well presented Three Storey Town House offers spacious living accommodation set across three floors. The property comprises of an Entrance Hall with built-in storage, leading to a Dining Kitchen, First Floor Lounge with Juliette Balcony, Family Bathroom with shower overhead and Bedroom One. To the Second Floor there are a further Two Bedrooms, one of which benefits from an En-suite Shower Room.

### LOCATION

Wain Well Mews is situated to the north of Lincoln city centre, within a modern residential development off Nettleham Road. The property is within close proximity to a range of local amenities including supermarkets, convenience stores, schools and public houses. Further facilities are available within Lincoln city centre, including retail outlets, leisure amenities and Lincoln Central railway station, providing transport links to surrounding areas.

### OUTSIDE

Enclosed rear courtyard with patio area. To the front there is a driveway and single garage.

### RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.00.

### TENANCY TERM

The property is to be let with an initial 12 month 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/help/lettings-fees-information-for-tenants/>

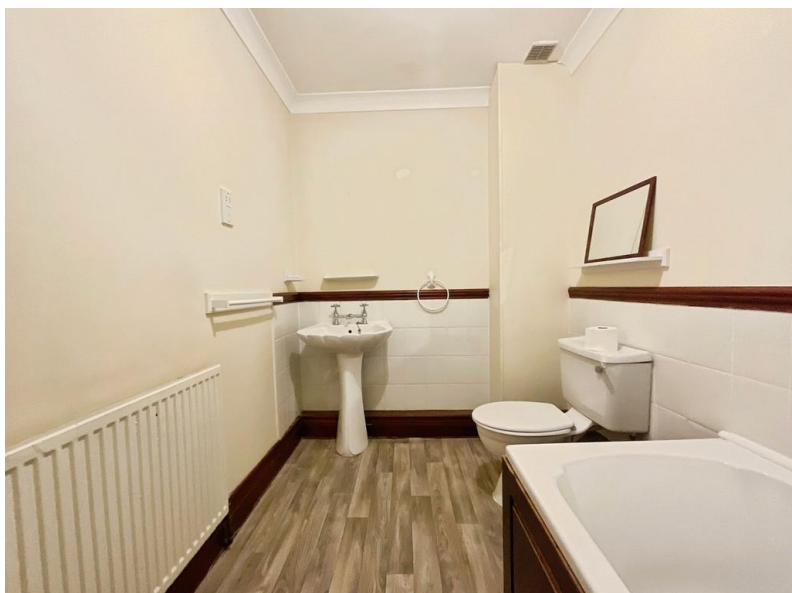
### VIEWINGS

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>

- Private Gated Community
- Single Garage and Driveway
- Three Double Bedrooms
- En Suite to Bedroom Two
- Family Bathroom with Shower Overhead
- Open Plan Dining Room & Kitchen
- Rear Garden with Patio
- Popular Uphill Location
- Council Tax Band - C (Lincoln City Council)
- EPC Energy Rating - C



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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