



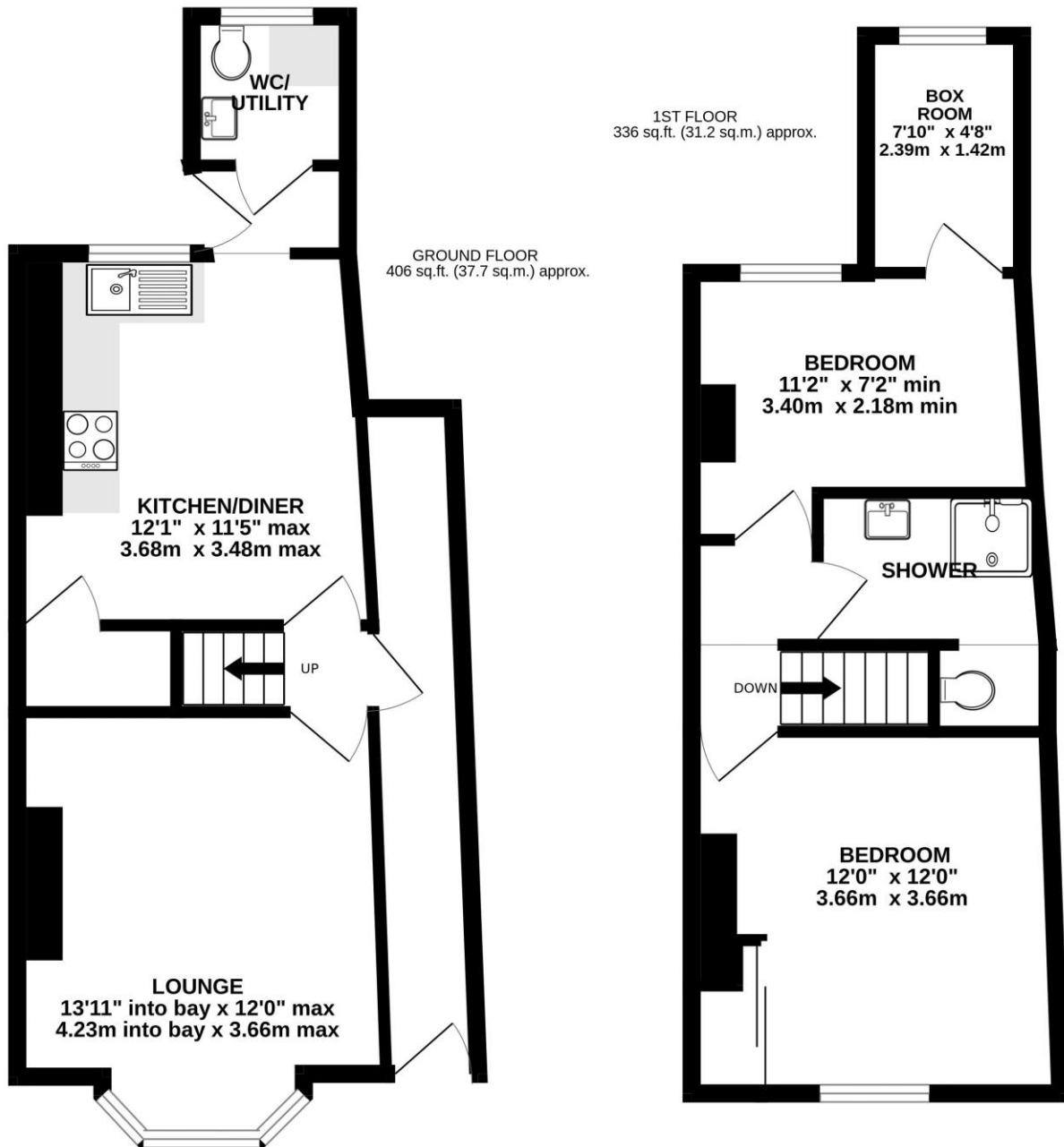
- Sought After Uphill Location
- Private Rear Garden
- 2 Double Bedrooms
- Upstairs Shower Room
- Dining Kitchen
- Downstairs WC
- Utility Room

Rasen Lane, Lincoln, LN1 3HD  
Monthly Rental Of £995



Starkey & Brown are delighted to offer to let this beautifully presented two-bedroom mid-terrace home, ideally situated in one of Lincoln's most desirable Uphill locations. Just a short stroll from the historic Bailgate area, Lincoln Castle, and the Cathedral, this property offers the perfect blend of character and convenience. The accommodation briefly comprises a private entrance passage leading into a welcoming reception hall, a charming bay-fronted sitting room, a well-appointed fitted kitchen/diner, and a convenient downstairs WC/utility room. Upstairs, the property offers two generously sized bedrooms, an additional box room—ideal as a home office or dressing space—and a modern shower room. Externally, there is an enclosed rear courtyard, providing a low-maintenance outdoor space. Council Tax Band: A , EPC Rating: D, Holding Deposit: £229, Deposit: £1148.





TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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