



11 Blenheim Square, LN1 3UN

£875 PCM

*****TO LET*** - TWO BEDROOM TERRACED HOUSE WITH ALLOCATED PARKING LOCATED WITHIN EASY ACCESS INTO THE CITY CENTRE.**

The property comprises of a lounge, kitchen/diner, cloakroom, stairs & landing, two bedrooms and a bathroom. To the exterior lays a fully enclosed rear garden and allocated parking bay. This house benefits from having a gas combination boiler, Upvc double glazing throughout and being in a central location close to Bishop Grosseteste University and Uphill Lincoln. Would suit working professionals. Council Tax Band A, £1009.61 deposit

Lounge



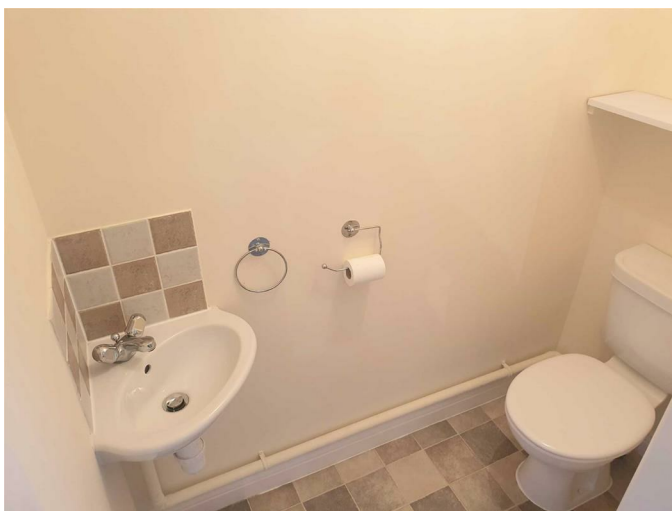
Panelled composite door, carpet flooring with skirting. Upvc window to the front aspect. Central heating control panel. Alarm panel. Stairs to first floor. Radiator.

Kitchen/Diner



Lino flooring with skirting. Fitted kitchen with worktops, upper and lower units. Stainless steel sink. Built in oven, hob and extractor hood. Worcester combi boiler. Upvc window to rear aspect. Upvc half glazed door to the rear garden. Radiator.

Cloakroom



WC unit with hand wash basin. Lino flooring with skirting.

Stairs & Landing

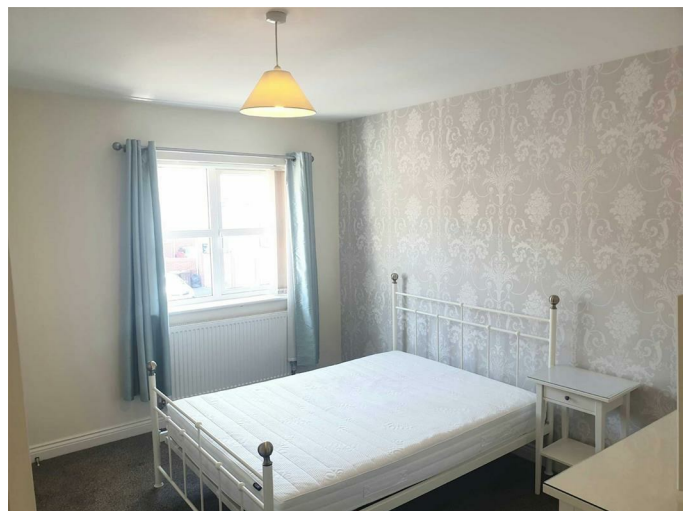
Carpet flooring with skirting. Stair rail and banister. Loft hatch. Ceiling light and smoke alarm.

Bathroom



Lino flooring with skirting. Fully tiled walls. WC unit with hand wash basin. Bath with mains shower overhead and shower screen. Upvc window to the rear aspect. Medicine cabinet with wall lighting.

Bedroom One



Carpet flooring with skirting. Two built in storage cupboards with shelving and hanging rail. Upvc window to the front aspect. Internet point. Radiator.

Bedroom Two



Carpet flooring with skirting. Upvc window to rear aspect. Radiator.

Exterior



Rear enclosed garden with artificial lawn. Water tap and outside light. Back gate access.

Property Postcode

For location purposes the postcode of this property is: LN1 3UN

Viewings

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Main

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard and Ultra-fast are available

Mobile coverage: As stated by Ofcom, EE is good outdoor and in-home, o2 and Vodafone are good outdoor, Three is good outdoor and variable in-home,

Parking: Designated parking space

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea -very low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the local council for any planning applications

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

Rental Fees

Holding Deposit:A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit:A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy:Payments to change the tenancy when requested by the tenant, is capped

at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

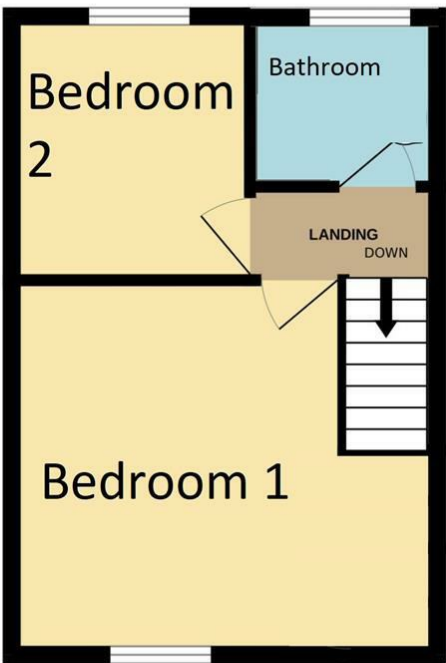
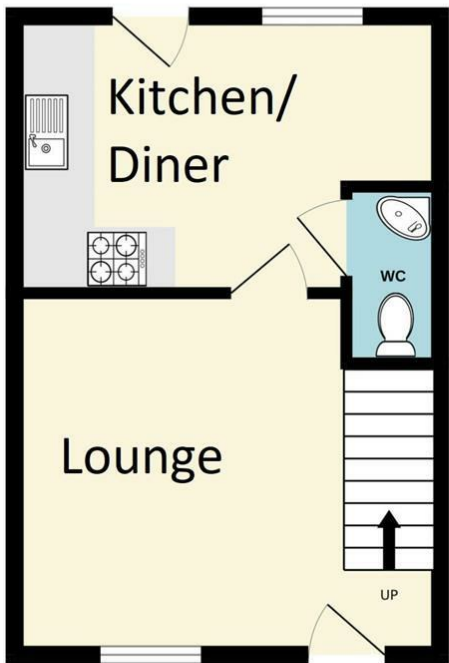
Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

Disclaimer

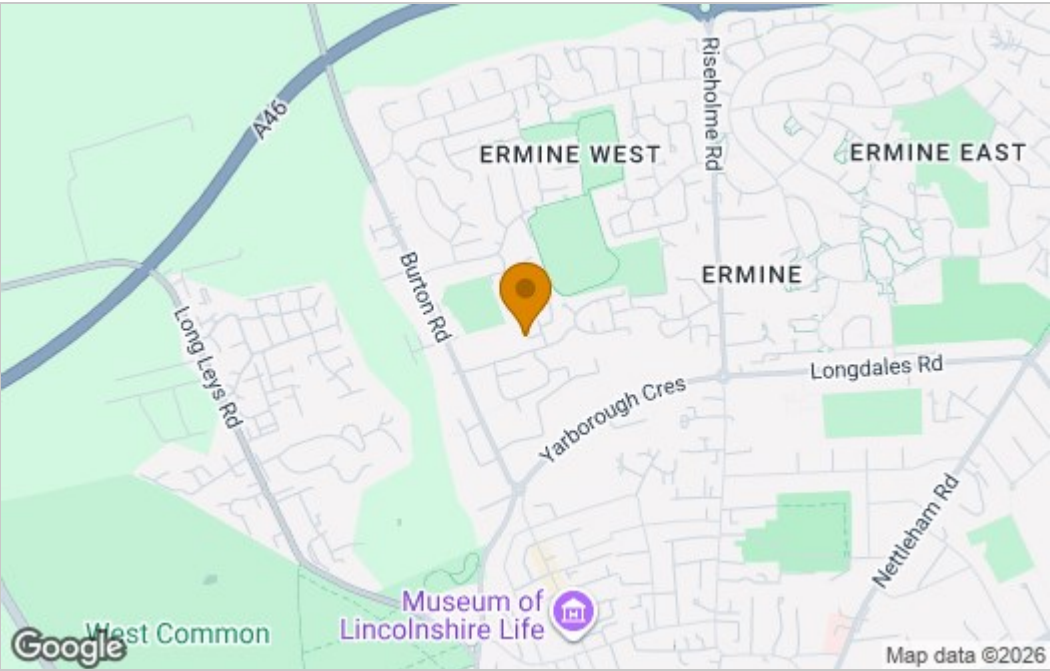
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



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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Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

