



138a Newland Street West

Lincoln, LN1 1QE

£1,100 pcm

DRIVEWAY TO THE FRONT!

Briefly comprises an Entrance Hall leading to Dining Room, Kitchen, Downstairs Shower Room and spacious Lounge. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom with bath and shower over.



LOCATION

Newland Street West is situated in a popular residential area to the west of Lincoln City Centre, conveniently positioned for access to a range of local amenities. The property is within easy reach of Lincoln's historic Cathedral Quarter, West Common and the city centre, which offers a wide selection of shops, restaurants, cafés and leisure facilities. Regular bus services operate nearby, while Lincoln Central Railway Station and the University of Lincoln are also within easy reach.

ACCOMMODATION

This spacious Three Bedroom Home should be viewed to appreciate the size and layout of the accommodation on offer. The internal accommodation comprises an Entrance Hall leading to Dining Room, Kitchen, Downstairs Shower Room and a spacious Lounge with additional storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three, together with the Family Bathroom with bath and shower over. Please note, Bedroom One and Bedroom Two have an internal connecting door between the two rooms, providing additional flexibility to the layout.

OUTSIDE

To the front of the property there is a driveway which can also be used as a courtyard area. Further on-street parking is available nearby, subject to permit restrictions.

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.

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>

- Downstairs Shower Room
- Upstairs Bathroom - Shower Overhead
- Two Reception Rooms
- Three Double Bedrooms
- Driveway to the Front
- Popular Residential Location
- Early Viewing Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C



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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.