



1 Dorset Street

Lincoln, LN2 5NS

£850 pcm

VIEWING HIGHLY RECOMMENDED

This Two Bedroom Property briefly comprises of a Lounge, Dining Room and modern fitted Kitchen to the Ground Floor. To the First Floor there are two Double Bedrooms and a Bathroom with shower over the bath. The property also benefits from an enclosed rear yard and a separate Garage located off Monks Road.



LOCATION

Dorset Street is situated just off Monks Road, to the east of the City Centre of Lincoln. The area offers a range of local amenities including shops, supermarkets, cafés and schooling, all within easy reach. The property is also conveniently located for access to Lincoln County Hospital, along with regular bus routes into the City Centre and the nearby Lincoln Arboretum providing accessible green space.

ACCOMMODATION

The property must be viewed to appreciate the size of the accommodation on offer. The internal accommodation comprises of a Lounge with gas fire, Dining Room and modern fitted Kitchen with fridge freezer to the Ground Floor. To the First Floor there is Bedroom One with built in cupboard, a second Double Bedroom with wardrobe and a Family Bathroom with bath and overhead shower.

OUTSIDE

The property benefits from an enclosed rear yard and a garage located off Monks Road. Additional parking is available on street.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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.

RENTERS RIGHTS ACT

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>

- Two Bedroom Terraced House
- Early Viewing Recommended
- Lounge & Dining Room
- Modern Fitted Kitchen
- Close to City Centre & Hospital
- Bathroom with Shower Overhead
- On Street Parking & Garage
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)

