



**42c Lincoln Road**

Washingborough, LN4 1EG

**£850 pcm**

**ALLOCATED PARKING AND AVAILABLE NOW**

The property briefly comprises of an Entrance Hall leading to stairs rising to the First Floor living accommodation with Open Plan Living Room and Kitchen leading to Bedroom One, Bedroom Two and a Shower Room. Allocated parking for one car and no additional outside space.



## 42c Lincoln Road, Washingborough, LN4 1EG

### LOCATION

Lincoln Road is situated within the popular village of Washingborough, located to the east of Lincoln. The village offers a wide range of amenities including supermarkets, convenience stores, cafes, public houses, takeaway outlets and schooling facilities. The property is conveniently positioned for access into Lincoln City Centre, Lincoln County Hospital and the A15 road network. Washingborough also benefits from regular bus routes and nearby countryside walks along the River Witham and surrounding village areas.

### ACCOMMODATION

This First Floor Accommodation briefly comprises of an Entrance Hall leading to stairs rising to the First Floor living accommodation which includes an Open Plan Lounge, Kitchen and Dining Area, Bedroom One with built in wardrobes, Bedroom Two and a Family Shower Room. An early viewing is highly recommended to appreciate the size of this deceptively spacious home.

### OUTSIDE

The property benefits from one allocated parking space together with further on street parking available nearby. Please note there is no outside space included with the property.

### 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.

### 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>

- Allocated Parking Space
- Open Plan Living and Kitchen
- Two Double Bedrooms
- Family Shower Room
- No Outside Space with Property
- Countryside Views
- First Floor Living Accommodation
- EPC Energy Rating - To Follow
- Council Tax Band - A (North Kesteven District Council)



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.

Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

