



286 Burton Road

Lincoln, LN1 3UW

£1,350 pcm

FULLY RENOVATED THROUGHOUT!

This beautifully presented Four Bedroom bay-fronted terraced house is situated to the north of Lincoln and has been finished to an exceptional standard throughout. The accommodation briefly comprises an Entrance Hall, spacious Lounge, Dining Room, contemporary fitted Kitchen and modern Shower Room to the Ground Floor. To the First Floor are three well-proportioned Bedrooms. Occupying the Second Floor is an impressive Double fourth Bedroom, complete with a brand new En-suite Shower Room and Office / Dressing Room area. Externally, the property benefits from an enclosed rear Courtyard with a useful brick-built outhouse with power.



LOCATION

Ideally situated just to the North of Lincoln's historic City Centre, the property is within easy walking distance of the iconic Lincoln Cathedral, Lincoln Castle and the sought-after Bailgate area, offering an excellent selection of independent shops, cafés, restaurants and bars. A range of everyday amenities, schools and regular bus services are also close by, while the City Centre, University of Lincoln and Lincoln County Hospital are all easily accessible.

ACCOMMODATION

The accommodation briefly comprises an Entrance Hall, spacious Lounge, separate Dining Room, contemporary fitted Kitchen and brand new Shower Room to the Ground Floor. To the First Floor there are Three Bedrooms, while the Second Floor benefits the Master Fourth Bedroom with brand new En-suite Bathroom and Dressing Area / Office. The property also benefits from smart heating controls throughout.

OUTSIDE

To the rear of the property there is a secure, enclosed courtyard style garden, providing a low maintenance outdoor space with a useful brick built outhouse with power.

RENT AND DEPOSIT

The asking Rent for the property is £1,350.00 per calendar month and the Tenancy Deposit is £1,555.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

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>

- Four Bedroom Mid Terraced House
- Fully Renovated Throughout
- Two Bathrooms
- Lounge, Dining Room & Modern Kitchen
- Secure Rear Courtyard & Outhouse
- Newly Painted, New Flooring, Modernised Kitchen
- Popular Uphill Location
- On-Street Parking
- Council Tax Band A (Lincoln City Council)
- EPC Energy Rating - D



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.