



176 Carholme Road

Lincoln, LN1 1SE

£1,100 pcm

SINGLE GARAGE AND PARKING.

The property briefly comprises of a Lounge leading to a Hall with built-in storage and a downstairs WC, providing access to the Kitchen Diner. From the Lounge, stairs rise to the First Floor Landing giving access to Bedroom One with an En-suite Shower Room, Bedroom Two and the Family Bathroom. The property also benefits from an allocated parking space, an enclosed rear garden and a single garage.



LOCATION

Carholme Road is situated just west of Lincoln City Centre, offering convenient access to a wide range of local amenities. The property is within easy reach of Lincoln High Street, the Brayford Waterfront and West Common, providing shops, restaurants, green space and leisure facilities close by. Lincoln Train Station and the City Centre bus routes are also nearby, making this a practical location for commuters and those seeking city living with amenities within walking distance.

ACCOMMODATION

This Mid Terrace Home offers internal accommodation comprising of a Lounge leading to a Hall with a built-in storage cupboard, downstairs WC and a spacious Kitchen Diner with access to the rear garden. Stairs rise from the Lounge to the First Floor Landing, which provides access to Bedroom One with an En-suite Shower Room, Bedroom Two and the Family Bathroom.

OUTSIDE

Gardens are located to the front of the property, with an enclosed garden to the rear featuring a patio area. There is one allocated parking space situated to the rear of the building, along with a single garage.

RENT & 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.

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/>

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

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 Double Bedrooms
- Modern Kitchen Diner
- En-suite Shower Room
- Family Bathroom
- Allocated Parking & Single Garage
- Garden to Front and Rear
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City 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 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.