



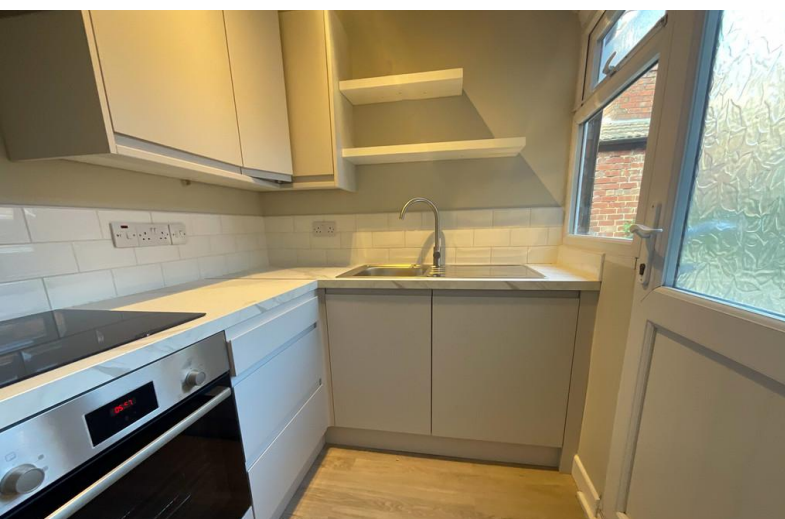
**30 Grafton Street**

Lincoln, LN2 5LT

**£850 pcm**

**NEWLY RENOVATED THROUGHOUT**

The internal accommodation briefly comprises of an Entrance Hall leading to a small Cellar, spacious Lounge, Dining Room and Kitchen. Stairs rising to the First Floor landing provide access to the Shower Room, Bedroom One and Bedroom Two. There is an enclosed courtyard with outbuildings to the rear and on street parking in the area.



## Grafton Street, Lincoln, LN2 5LT

### LOCATION

Grafton Street is situated to the east of Lincoln city centre, just off Monks Road. The property is within close proximity to a range of local amenities including convenience stores, supermarkets, takeaways and schools. Further facilities are available within Lincoln city centre, including retail outlets, leisure amenities and Lincoln Central railway station, providing transport links to surrounding areas.

### ACCOMMODATION

This newly renovated Mid Terraced Home is presented in immaculate condition throughout. The internal accommodation comprises of an Entrance Hall providing access to a small Cellar for storage, leading through to a Lounge, Dining Room and newly fitted Kitchen. Stairs rise to the First Floor Landing providing access to a newly fitted Shower Room with boiler cupboard, Bedroom One and Bedroom Two. The property is available now and should be viewed to appreciate the standard of finish throughout.

### OUTSIDE

Enclosed courtyard to the rear with outbuildings providing storage. On street parking is available in the area.

### 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.

### 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>

- Outbuildings to Rear Courtyard
- Property Available Now
- Newly Fitted Shower Room
- Newly Fitted Kitchen
- Newly Fitted Carpets Throughout
- Newly Decorated Throughout
- On Street Parking
- Two Reception Rooms
- EPC Energy Rating - D
- 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.

**Museum Court**  
**Grantham Street**  
**Lincoln**  
**LN2 1JB**

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