



12 Westbourne Grove

Lincoln, LN1 1RP

£1,250 pcm

CLOSE TO CITY CENTRE!

The spacious accommodation briefly comprises an Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and Shower Room to the Ground Floor. To the First Floor there are Three Double Bedrooms and an additional Shower Room. Also benefitting an enclosed rear Courtyard.



LOCATION

Westbourne Grove is situated in a highly convenient position close to Lincoln City Centre and the Brayford Waterfront. The property is within easy walking distance of a wide range of amenities including shops, supermarkets, restaurants, cafes and leisure facilities. The University of Lincoln and Lincoln Central Railway Station are also nearby, making the property well suited to professionals and commuters alike. The location further benefits from excellent access to the city's road network whilst enjoying a position close to the Fossdyke Canal and waterside walks.

ACCOMMODATION

The spacious and well presented accommodation briefly comprises an Entrance Hall, bay fronted Lounge, separate Dining Room, a fitted Kitchen with fridge freezer and an adjoining Utility Room with washing machine. The Ground Floor is further complemented by a useful Shower Room. To the First Floor there are Three well proportioned Double Bedrooms, together with a further modern Shower Room.

OUTSIDE

The property benefits from an enclosed Courtyard to the rear of the property. Parking is available on street by way of a residents' permit and on street parking.

RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

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>

- Close To City Centre
- Permit / On Street Parking
- Three Double Bedrooms
- Lounge & Dining Room
- Kitchen with Appliances
- Utility Room
- Two Shower Rooms
- Available Now
- Council Tax Band A (Lincoln City Council)
- EPC Energy Rating - C



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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.