



266 Burton Road

Lincoln, LN1 3UB

£1,295 pcm

FULLY RENOVATED!!

This is a beautifully presented Three/Four Bedroom Bay Fronted Terraced House located to the North of Lincoln. The property has been renovated throughout and briefly comprises an Entrance Hall, Lounge, Dining Room, modern Kitchen and Bathroom with shower to the Ground Floor. To the First Floor there are Three Bedrooms. The Second Floor offers a versatile Office/Dressing Room, which could also be used as Bedroom Four, together with an additional Shower Room.

The property also benefits from an enclosed rear yard with an outhouse to the rear.



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 well appointed accommodation briefly comprises an Entrance Hall, spacious Lounge, separate Dining Room, contemporary fitted Kitchen and modern Bathroom with shower on the Ground Floor. To the First Floor there are Three Bedrooms, while the Second Floor offers a versatile Office/Dressing Room, which could also be used as Bedroom Four, together with a further Shower Room. The property also benefits from smart heating controls throughout.

OUTSIDE

To the rear of the property there is a private, enclosed courtyard style garden, providing a low maintenance outdoor space ideal for relaxing or entertaining. A useful brick built outhouse offers excellent additional storage.

RENT AND DEPOSIT

The asking Rent for the property is £1,295.00 per calendar month and the Tenancy Deposit is £1,490.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £295.00.

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/>

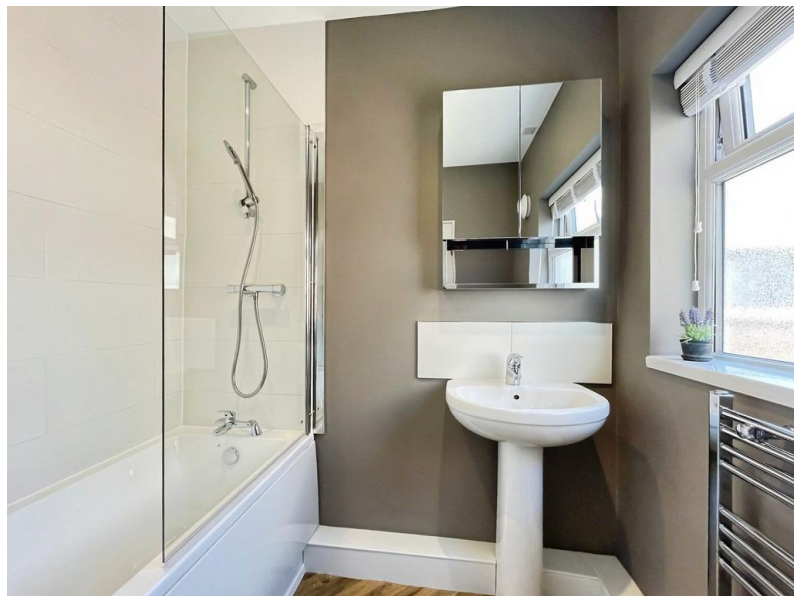
VIEWINGS

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>

- Fully Renovated House
- Three / Four Bedrooms
- Two Bathrooms
- Lounge, Dining Room & Modern Kitchen
- Office / Dressing Room / Bedroom Four to Second Floor
- Newly Painted, New Flooring, Modernised Kitchen
- Enclosed Rear Patio
- On-Street Parking
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - E



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.