

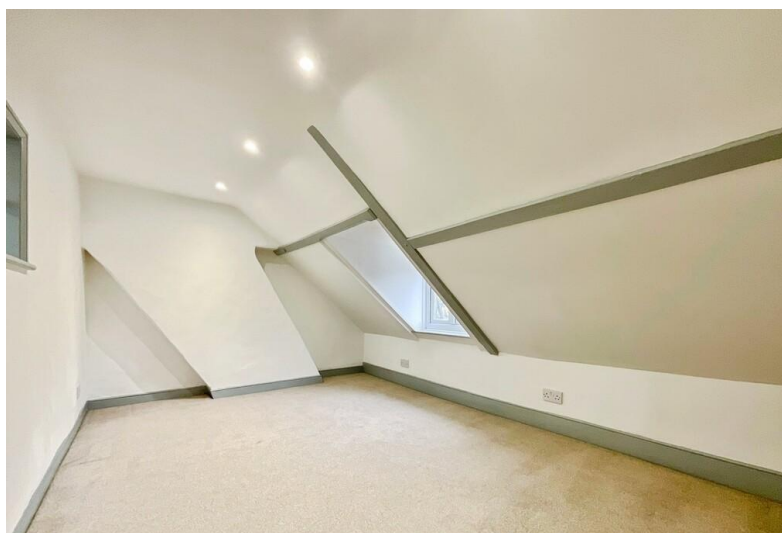
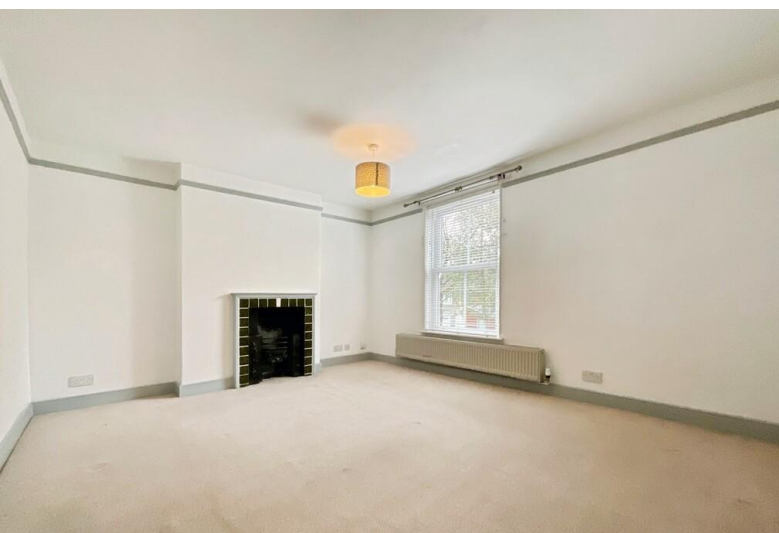


12 Church Lane
Lincoln, LN2 1QW

£1,200 pcm

PRIME UPHILL LOCATION WITH DRIVEWAY!

We are pleased to market this well presented Two Bedroom End Terraced Property, situated within a short walk of the Bailgate and Cathedral Quarter. The accommodation briefly comprises a Lounge, Open Plan Kitchen and Living Area, Two Bedrooms and Family Bathroom with Bath and separate Shower Cubicle.



LOCATION

Church Lane is situated in Lincoln's sought after Uphill area, within easy walking distance of the historic Bailgate and Cathedral Quarter. The surrounding area offers a range of independent shops, cafés, restaurants, public houses and everyday amenities, with Lincoln Cathedral and Lincoln Castle both close by. Lincoln City Centre and the High Street are also within easy reach, while the A15 and A46 provide access to the wider Lincolnshire road network.

ACCOMMODATION

This well presented End Terraced Property offers accommodation arranged over three floors. The Ground Floor provides a Lounge, together with an Open Plan Kitchen and Living Area and Ground Floor WC. Stairs rise to the First Floor Landing, giving access to Bedroom One and the Family Bathroom, which benefits from a Bath and separate Shower Cubicle. A further staircase leads to the Second Floor, where there is Bedroom Two together with a separate Dressing Room. Viewing is recommended to appreciate the accommodation and layout on offer.

OUTSIDE

The property benefits from an Enclosed Courtyard to the rear, together with a Private Driveway and Large Garage providing off-street parking and additional storage.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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/help/lettings-fees-information-for-tenants/>

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>

- Prime Uphill Location
- Driveway and Garage
- Well Presented Throughout
- High Specification Finish
- Open Plan Kitchen - Diner
- Spacious Lounge
- Enclosed Courtyard Garden
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.