

6 Blenkin Hall

St Johns Road, Lincoln, LN1 3DG

£1,650 pcm

SOLAR WATER HEATING AND PRIME UPHILL LOCATION!

Viewing of this well presented home is required to appreciate the size and specification of the accommodation on offer. Situated a short walk from the Cathedral Quarter, the property benefits from easy access to Lincoln County Hospital and a full range of local amenities. The property boasts Four bedrooms, En-suite Shower Room, Family bathroom and Ground Floor WC, Open Plan Living Dining Kitchen and Separate Lounge. Gated off-street parking and Rear Courtyard Garden.





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LOCATION
Located within a desirable position in Uphill Lincoln. The property is situated only a short walk from Lincoln Bailgate and with easy access to Lincoln City centre and the A46. The property has easy access to a range of local amenities, with a full range of services and facilities available in Lincoln City centre.

ACCOMMODATION
The property boasts spacious and well presented accommodation, briefly comprising an Entrance Hall, Utility Room and WC, leading to an open-plan Living Dining Kitchen fitted with an integral dishwasher and fridge freezer, patio doors opening to the rear garden and a useful storage cupboard. The First Floor Landing provides access to the Lounge, featuring patio doors and a Juliette balcony, alongside the Family Bathroom, Bedroom Three and Bedroom Four. To the Second Floor, the landing leads to the Master Bedroom with built-in wardrobes and drawer units, an En-suite Shower Room and Bedroom Two, which also benefits from fitted bedroom furniture. The property also benefits from Solar Water Heating reducing the running costs of the property. Viewing is recommended.

OUTSIDE
The property benefits from gated access leading to two allocated off-street parking spaces and attractive open plan front gardens, which are fully maintained. To the rear of the property an enclosed paved garden provides an enjoyable seating and barbeque space.

RENT AND DEPOSIT
The asking Rent for the property is £1,650.00 per calendar month and the Tenancy Deposit is £1,900.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £380.00.

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/

VIEWING
Strictly 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
- Four Bedrooms
- Family Bathroom and En-suite Shower Room
- Open Plan Living, Dining - Kitchen
- Separate Lounge with Juliette Balcony
- Solar Water Heating
- Available Now
- Gated Parking
- Council Tax Band - D (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 are 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.

The Property Ombudsman