



87 Gibson Road

Lincoln, LN2 4NW

£1,200 pcm

IMMACULATELY PRESENTED THROUGHOUT

The property briefly comprises of an Entrance Hall, WC, Lounge leading to a Dining Kitchen. Stairs rise to the First Floor providing access to Three Bedrooms, additional storage and a Family Bathroom. The property further benefits from a driveway providing parking for three cars and gardens to both the front and rear.



LOCATION

Gibson Road is situated to the North of Lincoln City Centre within a popular residential area. The property is conveniently positioned for access to a range of local amenities including supermarkets, convenience stores, schools and leisure facilities. Lincoln County Hospital, the historic Bailgate area and Lincoln City Centre are all easily accessible, offering a wide selection of shops, restaurants and transport links. The property also benefits from convenient access to the A15 and Lincoln Eastern Bypass.

ACCOMMODATION

This well presented Three Bedroom Home offers spacious and modern accommodation throughout. The internal layout briefly comprises of an Entrance Hall, WC, leading to a generous Lounge and Dining Kitchen fitted with appliances including Fridge, Freezer and Dishwasher, with patio doors providing access to the rear garden. Stairs rise to the First Floor Landing providing access to Three Bedrooms, along with additional storage and a Family Bathroom fitted with a bath and Shower Overhead. An early viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

To the rear of the property there is a well sized enclosed garden with patio area and side access. To the front there is a further garden together with a driveway providing off street parking for three vehicles.

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/additional-fees/>

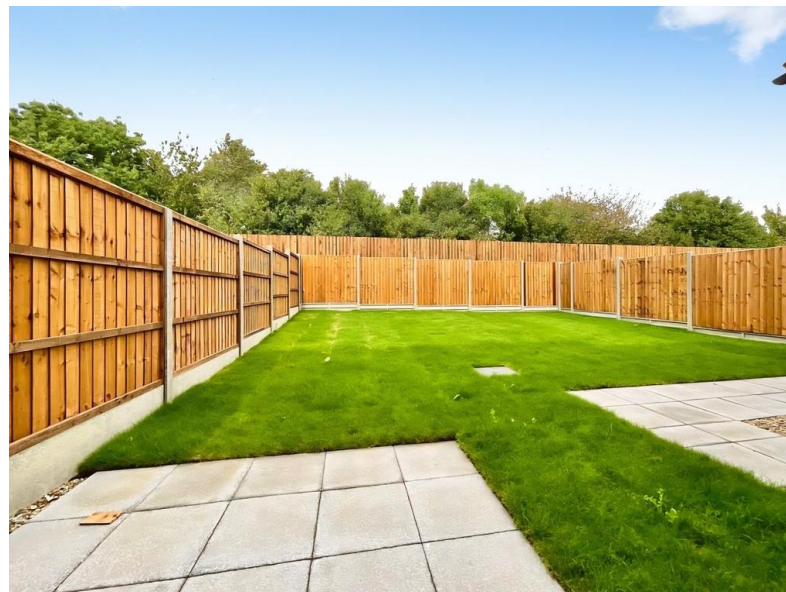
VIEWINGS

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>

- Driveway - Three Cars
- Immaculately Presented
- Enclosed Garden with Patio
- Property Available August
- Spacious Kitchen Diner
- Enclosed Rear Garden
- Taylor Lindsey Development
- Family Bathroom with Shower Overhead
- Gas Central Heating
- EPC Energy Rating - B



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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