



3 Boultham Avenue

Lincoln, LN5 7XZ

£1,000 pcm

THREE STOREY HOME. Briefly comprises; Entrance Hall, Lounge, Dining Room, extended Dining Kitchen with Utility Area and Ground Floor Bathroom. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom. A further staircase leads to the Second Floor, where there is Bedroom Three with fitted furniture and an En-suite Shower Room. The property also benefits from an enclosed rear courtyard, a secure lockable storage unit and on-street parking.



ACCOMMODATION

This deceptively spacious three bedroom home must be viewed to appreciate the size and versatility of the accommodation on offer. The internal accommodation comprises; Entrance Hall leading to a Lounge, Dining Room with built-in storage and an extended Dining Kitchen, which opens into a useful Utility Area and Ground Floor Bathroom. To the first floor there is Bedroom One, Bedroom Two and the Family Bathroom, while the second floor is dedicated to Bedroom Three, benefiting from fitted furniture and an En-suite Shower Room. The property offers flexible living accommodation across three floors and is ideally suited to a range of tenants.

OUTSIDE

To the rear of the property there is an enclosed courtyard together with a secure, lockable storage unit. To the front there is a small courtyard area. On-street parking.

LOCATION

Boultham Avenue is situated in a popular residential area to the south of Lincoln City Centre, conveniently positioned within walking distance of a wide range of amenities including supermarkets, independent shops, cafés and healthcare facilities. The property is also within easy reach of the High Street, Lincoln Central Railway Station, the University of Lincoln and the Brayford Waterfront. Regular bus services operate nearby, while the A46 bypass provides convenient road links to Newark, the A1 and the surrounding area.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00

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>

- Three Storey Home
- En-suite to Bedroom Three
- Extended Kitchen Diner
- Secured Storage Unit
- Downstairs Bathroom
- Enclosed Rear Courtyard
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



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.