

40 Thesiger Street

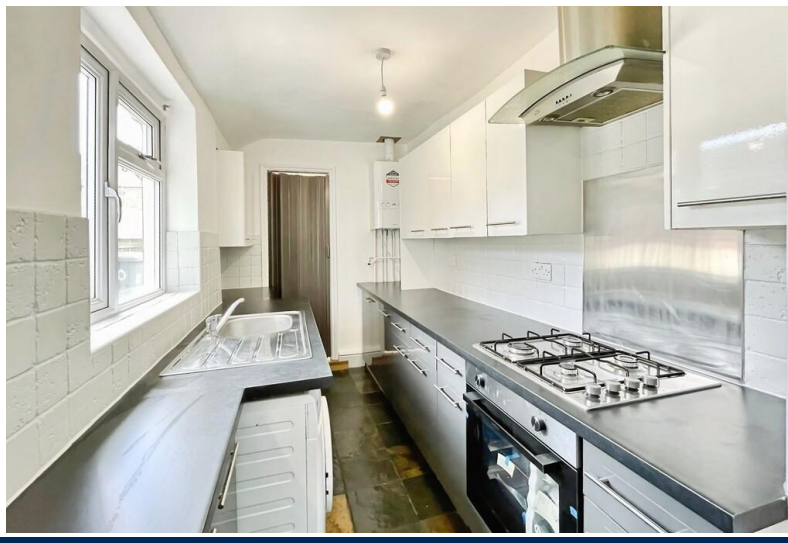
Lincoln, LN5 7UU

£895 pcm

NEWLY REDECORATED, AVAILABLE NOW!

Internal accommodation comprises of Entrance Hall, Lounge, Separate Dining Room, Kitchen and Bathroom with shower. The First Floor Landing leads to Three Bedrooms. Enclosed courtyard Garden to the rear with decked seating area, large shed and on street permit parking to the front.





40 Thesiger Street, Lincoln, LN5 7UU

LOCATION
Situated within a convenient residential area to the south of Lincoln city centre, the property is ideally placed for access to a range of local amenities, including nearby shops, supermarkets and everyday facilities along Lincoln High Street. Lincoln Central railway station and bus station are within easy reach, providing transport links to surrounding areas and further afield. The city centre offers an extensive range of shopping, dining and leisure facilities, with the popular Cornhill Quarter and St Mark's Shopping Centre also nearby.

ACCOMMODATION
The internal accommodation has been fully redecorated and briefly comprises an Entrance Hall, Lounge, Separate Dining Room to the Garden, Modern Kitchen and Bathroom with shower. The First Floor Landing leads to Three Bedrooms with brand new carpet to Bedroom One.

OUTSIDE
To the rear of the property there is an enclosed courtyard style Garden, featuring a combination of timber decking and paved seating areas, providing plenty of space for outdoor furniture and entertaining. The garden also benefits from a useful garden shed for additional storage.

RENT AND DEPOSIT
The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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 Bedrooms
- Newly Redecorated
- Lounge, Dining Room & Kitchen
- Bathroom With Shower
- Newly Fitted Carpets
- Brand New Boiler
- Courtyard Garden with Shed
- Available Now
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D







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 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