



## The Old Vicarage, 173 Monks Road

Lincoln, LN2 5JL

**£2,200 pcm**

### UNIQUE OPPORTUNITY TO SECURE A CHARACTER HOME

With accommodation set over Three Floors, this substantial property must be viewed to fully appreciate the level and versatility of space on offer. The rooms are flexible in their use and should be considered as a guide only. The accommodation comprises of an Entrance Hall leading to Three Reception Rooms, a Kitchen opening into a Garden Room, along with a Pantry, Utility Room and Workshop. To the First Floor there are Three Bedrooms and an Office / Art Studio, formed from Two former Bedrooms, in addition to a Family Bathroom. The Second Floor provides Two further Bedrooms, one benefitting from an En-suite Shower Room, plus a further Office. The property also benefits from a driveway, single garage and rear garden.



## The Old Vicarage, 173 Monks Road, Lincoln, LN2 5JL



### LOCATION

Monks Road enjoys a prime position on the edge of the City Centre of Lincoln, situated on a corner plot overlooking greenery, with views of Lincoln Cathedral visible through the trees and All Saints Church located to the east. The area offers a wide range of amenities within walking distance, including a Co-op food store, independent cafés, public houses, a well regarded primary school and the Lincoln Arboretum, which provides established green space, playground, ponds and café facilities.

Lincoln City Centre is close by and offers extensive shopping, leisure and dining options, along with access to the University of Lincoln and Lincoln County Hospital. For commuters, Lincoln Train Station provides direct rail services to London, and the A46, A15 and A57 offer convenient road links to the wider region and motorway networks including the M180, M18, M62, A1(M) and M1.



## ACCOMMODATION

Owned by an artist, the interiors have been sympathetically and attractively styled, retaining many original character features including fireplaces, wood flooring and stained glass windows. Further highlights include a farmhouse style Kitchen with Rayburn range stove, contemporary Bathrooms and high ceilings throughout. Over the years the property has undergone a variety of improvements, including sash window renovations, a replacement roof, updated Bathrooms and reproduction cast iron radiators.

Extending to over 3,000 sq ft across Three Floors, the home offers exceptional space for family living. The Ground Floor is bright and spacious, with Three generous Reception Rooms to the front providing excellent space for entertaining and larger gatherings, in addition to a cloakroom with WC. The Kitchen forms the heart of the home, leading to a Garden Room with access to the rear garden, along with a Pantry, Utility Room and Workshop.

The First Floor has been remodeled to create an impressive Open Plan Studio space with dual aspect views, alongside Three Bedrooms and a Shower Room. The Second Floor offers Two further Bedrooms, including one with En-suite, together with an additional Office and walk-in wardrobe, making this a highly adaptable and substantial family home.



## OUTSIDE

The property benefits from the rare addition of a garage, located to the rear and accessed via Eastbourne Street. The garage was extended and re-roofed in 2023 and fitted with a remotely operated roller shutter door. Ample on street parking is available locally. To the rear there is a secluded low maintenance, south facing town garden with raised flower beds and seating areas.

## RENT AND DEPOSIT

The asking Rent for the property is £2,200.00 per calendar month and the Tenancy Deposit is £2,535.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £505.00.

## TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

## 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 is to be implemented in May 2026 and will affect 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>





Approximate Floor Area = 282.1 sq m / 3036 sq ft  
 Garage = 15.7 sq m / 169 sq ft  
 Total = 297.8 sq m / 3205 sq ft



29 – 30 Silver Street  
 Lincoln  
 LN2 1AS  
 01522 510044

22 Queen Street  
 Market Rasen  
 LN8 3EH  
 01673 847487

22 King Street  
 Southwell  
 NG25 0EN  
 01636 813971

46 Middle Gate  
 Newark  
 NG24 1AL  
 01636 700888

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.

