



7 Carlton Street

Lincoln, LN1 3HX

£1,100 pcm

DESIRABLE LOCATION & AVAILABLE NOW!

A well presented 3 Bedroom home with Driveway and Garage. The property also benefits from Lounge, Dining Room, upstairs Bathroom and rear courtyard Garden. Viewing is recommended to appreciate the standard of accommodation on offer.



LOCATION

The property is located in a prime Uphill position within walking distance to the Bailgate, Cathedral quarter, Lincoln City Centre and Lincoln County Hospital. The area is served by a full range of local amenities including; shops, schools and leisure facilities.

ACCOMMODATION

This well presented property provides internal accommodation briefly comprising of an Entrance Porch, Lounge, Dining Room, modern Kitchen, Rear Lobby, Stairs and Landing, Master Bedroom, Bedroom 2, Bedroom 3 and Family Bathroom with four piece bathroom suite. The property also benefits from UPVC double glazing and gas central heating.

OUTSIDE

The property benefits from a Driveway, Single Garage and a paved rear Garden.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

CHARGES TO TENANTS

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/>

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

VIEWINGS

By prior appointment through Mundys.

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>

- **Three Bedroom Semi Detached House**
- **Popular Uphill Location**
- **Well Presented**
- **Modern Fitted Kitchen**
- **Driveway & Garage**
- **Enclosed Rear Garden**
- **Family Bathroom with Separate Shower**
- **Viewing Recommended**
- **Council Tax Band – B (Lincoln City Council)**
- **EPC Energy Rating - D**

