



**11 Spital Street**

Lincoln, LN1 3EG

**£875 pcm**

**ON STREET PARKING**

The property briefly comprises of Entrance Hall leading to a Lounge, Dining Room, Kitchen and downstairs Bathroom fitted with a shower overhead. Stairs rising to the First Floor Landing provide access to Bedroom One, Bedroom Two and Bedroom Three. To the rear there is an enclosed courtyard, with on street parking available to the front.



### ACCOMMODATION

This Three Bedroom Terraced Home has internal accommodation comprising of Entrance Hall leading to a spacious Lounge, Dining Room with built-in storage, Kitchen, Utility area and downstairs Bathroom fitted with a shower overhead. Stairs rising to the First Floor Landing provides access to Bedroom One, Bedroom Two and Bedroom Three.

### OUTSIDE

To the rear there is an enclosed courtyard. On street parking is available to the front.

### LOCATION

Spital Street is situated just off Newport, to the North of Lincoln City Centre. The property is within close proximity to a range of local amenities along Newport, including convenience stores, independent shops, takeaways and public houses. Further facilities are available within Lincoln City Centre, including supermarkets, retail outlets and leisure amenities. The Bailgate area and Lincoln Cathedral are also nearby, offering a range of restaurants, cafes and cultural attractions. Lincoln Central railway station is accessible, providing transport links to surrounding areas.

### RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1,005.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £200.00.

### 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>

- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Courtyard
- Downstairs Bathroom
- Utility Area off the Kitchen
- Bathroom with Overhead Shower
- On Street Parking to the Front
- EPC Energy Rating - D
- 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 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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