



**23 Colegrave Street**

Lincoln, LN5 8DR

**£950 pcm**

The accommodation briefly comprises of Lounge with exposed staircase, Kitchen Diner with range cooker and integrated appliances, further Reception Area and Utility Room / WC. To the first floor there is a large master Bedroom with double aspect view, Bedroom two and a stunning family Bathroom with pebble bath and separate double shower. To the second floor are two further Bedrooms. The property also benefits from Gas Central Heating and Double Glazing. Viewing is recommended!



## ACCOMMODATION

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## OUTSIDE

The property benefits a rear yard and outside store. There is on street parking.

## LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

## RENT AND DEPOSIT

Rent £950 Per Calendar Month. Deposit £1,095 /Equal to 5 weeks rent.

## 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/help/lettings-fees-information-for-tenants/>

## VIEWINGS

By prior appointment through Mundys.

- Four Bedroom Property
- High Spec Interior
- Spacious Lounge & Kitchen Diner
- Stunning Bathroom with Shower
- Four Good Sized Bedrooms
- Available Now!
- Pets Considered
- Council Tax Band B
- EPC Energy Rating - E

