



Derby Street

Lincoln, LN5 8DP

£800

An Executive Three Bedroom Property, located in the South Park area close to local amenities and the The Priory Academy. Finished to a high specification, the property briefly comprises; Entrance Hall, Kitchen with Breakfast Area, Separate W/C, Three Double Bedrooms, separate Living Room, a Family Bathroom and a Separate Shower Room. The enclosed Garden to the rear is landscaped and the property further benefits from a Garage and on street parking.



ACCOMMODATION

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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.

OUTSIDE

The enclosed Garden to the rear is landscaped and the property further benefits from a Garage and on street parking.

VIEWING

By prior appointment through Mundys.

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/>

RENT AND DEPOSIT

Rent £800.00 Per Calendar Month. Deposit £920.00



- Three Double Bedrooms
- High Specification Interior
- Close to City Centre
- Breakfast Kitchen to Garden
- Two Bathrooms
- Landscaped Garden
- Garage
- Sorry No Pets
- Energy Rating C