



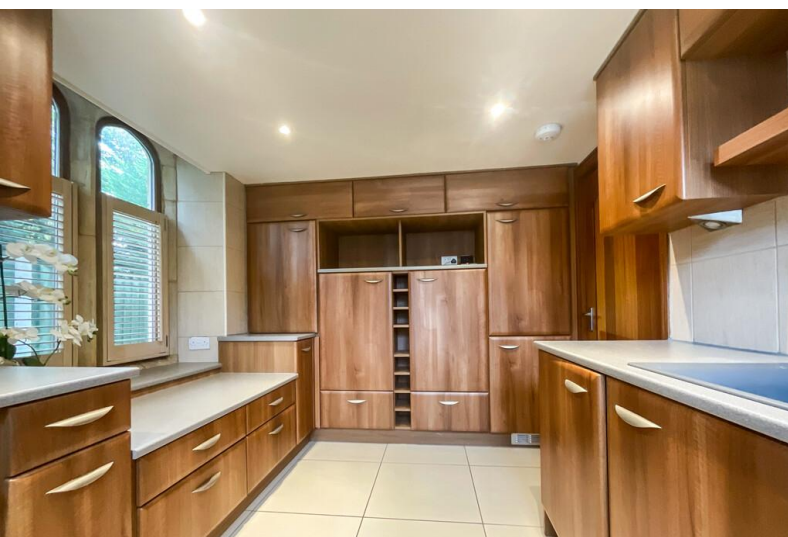
The Vinery, Northgate

Lincoln, LN2 1QT

£1,900 pcm

CATHEDRAL VIEW, SECURED GATED ENTRANCE

Property briefly comprises of an Open Plan Living Space, with access to the Kitchen, Downstairs Bathroom and Bedroom One with Built-in Wardrobe. Stairs rise to the First Floor landing providing access to Bedroom Two and Bedroom Three both with En-suite Shower Rooms. Private Enclosed side garden with patio area and driveway to the side of the property providing parking.



LOCATION

The Vinery is situated on Northgate, just north of Lincoln Cathedral and within easy reach of the historic Cathedral Quarter. Northgate provides a convenient position for accessing the city centre, with a range of shops, cafes, restaurants and local amenities available nearby. The surrounding area also provides access to Lincoln's historic quarter, while the A15 and A46 are readily accessible for travel further afield.

ACCOMMODATION

This charming Three Bedroom Home is available now and provides spacious accommodation briefly comprising an Open Plan Living Space with access to the Kitchen, Downstairs Bathroom and Bedroom One with Built-in Wardrobes. The Kitchen benefits from built-in appliances, while stairs rise to the First Floor Landing providing access to Bedroom Two and Bedroom Three, both of which benefit from their own En-suite Shower Rooms. Bedroom Three further benefits from Built-in Wardrobes.

OUTSIDE

The property benefits from a Private Enclosed Side Garden with Patio Area providing views towards Lincoln Cathedral. To the side, there is a Secured Gated Entrance and Driveway providing off-road parking. Please note, there is no parking to the front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £1,900.00 per calendar month and the Tenancy Deposit is £2,190.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £435.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 was implemented in May 2026 and affects 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>

- Cathedral View from Front and Rear
- Secured Gated Entrance
- Property Available Now
- En-suites to Bedroom One and Two
- Open Plan Lounge and Dining Room
- Kitchen with Built-in Appliances
- Enclosed Garden with Patio
- Driveway to the Side of the Property
- EPC Energy Rating - C
- Council Tax Band - D (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 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.