



10 Buckfast Road

Lincoln, LN1 3JS

£1,100 pcm

THREE PARKING SPACES, QUIET LOCATION!

The property briefly comprises of an Entrance Hall, Lounge, Dining Kitchen and stairs rising to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom 3, currently adapted as a home office, with additional built-in storage and a Family Bathroom with a shower overhead. Enclosed garden to the rear with patio garden to the front.



LOCATION

Buckfast Road is situated within a quiet cul-de-sac position, itself located just off another residential cul-de-sac, creating a particularly peaceful setting with minimal passing traffic. The property enjoys an attractive outlook over nearby green spaces and open communal areas, providing a pleasant environment rarely found so close to the city. A range of local amenities including supermarkets, convenience stores, schools and leisure facilities are available nearby, whilst Lincoln City Centre, the University of Lincoln and the Brayford Waterfront are all easily accessible. The property also benefits from convenient access to the A46 bypass and surrounding road networks.

ACCOMMODATION

The internal accommodation briefly comprises of an Entrance Hall leading to a spacious Lounge with built-in storage, opening into a Dining Kitchen complete with Dining Table and shelving units. The Kitchen benefits from built-in appliances including a Fridge Freezer, Washing Machine and Dishwasher, with access to the rear garden from the dining area. Stairs rise to the First Floor Landing and provide access to Bedroom One with built-in double wardrobes, Bedroom Two and Bedroom Three has been adapted as a home office with additional built-in storage. Further built-in storage can be found off the Landing together with a Family Bathroom with Shower Overhead.

OUTSIDE

To the rear of the property there is an enclosed courtyard garden finished with low maintenance AstroTurf and a shed providing additional storage. To the front there is a patio area creating a further low maintenance outdoor space. Three parking spaces are available with the property.

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.

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>

- Built-in Wardrobe to Bedroom
- Low Maintenance Gardens
- Surrounded by Green Spaces
- Quiet Cul-de-sac Position
- Kitchen with Built-in Appliances
- Parking for Three Cars
- Bathroom with Shower Overhead
- EPC Energy Rating - D
- Council Tax Band - B (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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