



11 Wain Well Mews

Lincoln, LN2 4BF

£1,500 pcm

THREE STOREY HOME

Briefly comprises an Entrance Hall, Study, Downstairs WC and spacious Kitchen Diner with integrated appliances, built-in storage and access to the rear courtyard. Stairs rise to the First Floor Landing providing access to the Lounge, Family Bathroom, Bedroom Three and Bedroom Four. Further stairs rise to the Second Floor providing access to Bedroom One with private Dressing Room and Jack and Jill Bathroom shared with Bedroom Two.



LOCATION

Wain Well Mews is situated within a popular residential area of Lincoln, conveniently located for access to the city centre and a range of local amenities. The property is within easy reach of local shops, supermarkets, schools and healthcare facilities, while Lincoln City Centre and the historic Cathedral Quarter offer a wide selection of shopping, dining and leisure facilities. Regular bus services operate nearby, providing convenient access to the city centre and surrounding areas.

ACCOMMODATION

This well maintained Three Storey Home should be viewed to appreciate both the size and layout of the accommodation on offer. The internal accommodation comprises; Entrance Hall with built-in storage leading to a Downstairs WC, Study and spacious Kitchen Diner with integrated Fridge Freezer and Dishwasher, together with access to the rear courtyard. Stairs rise to the First Floor Landing providing access to Bedroom Three with its own private Balcony, Bedroom Four, spacious Lounge and Family Bathroom with bath and shower over. Further stairs rise to the Second Floor Landing providing access to Bedroom One with private Dressing Room, leading to a Jack and Jill style Bathroom shared with Bedroom Two.

OUTSIDE

To the front of the property there is a driveway providing off-street parking together with a single garage. To the rear there is a well-established courtyard garden with a variety of mature shrubs and plants.

RENT AND DEPOSIT

The asking Rent for the property is £1,500.00 per calendar month and the Tenancy Deposit is £1,730.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £345.00.

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>

- Three Storey Town House
- Early Viewing Recommended
- Driveway and Single Garage
- Endosed Spacious Rear Courtyard
- Jack and Jill Style Bathroom
- Family Bathroom with Shower Overhead
- Lounge, Dining Area and Study
- Popular Central Location
- EPC Energy Rating - D
- Council Tax Band - F (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.