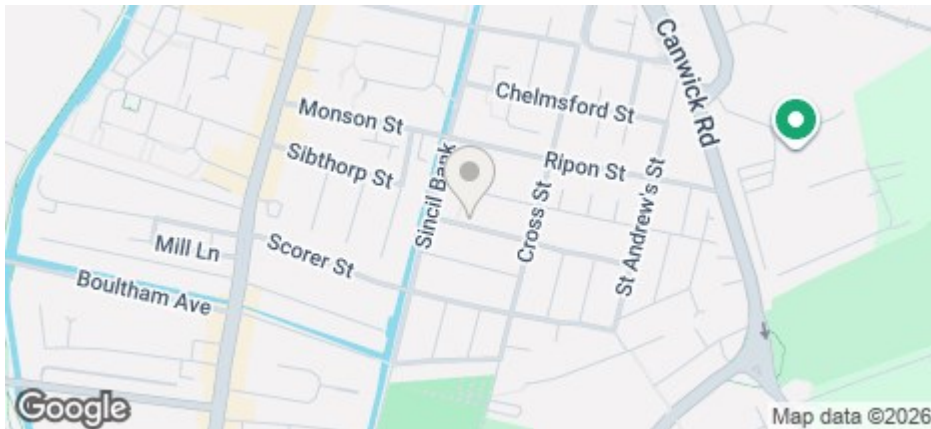




80 Kirkby Street, Lincoln, LN5 7TT

£99 Per Week

COUNCIL TAX BAND: A



- ****INDIVIDUAL ROOM IN A HOUSE SHARE****
- Modern kitchen and shower rooms
- Deposit of only £200pp
- Close to City Centre
- Council Tax Band A
- Price displayed is per person
- Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- Modern furnishings
- Short walk to University
- Available NOW & 26/27

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

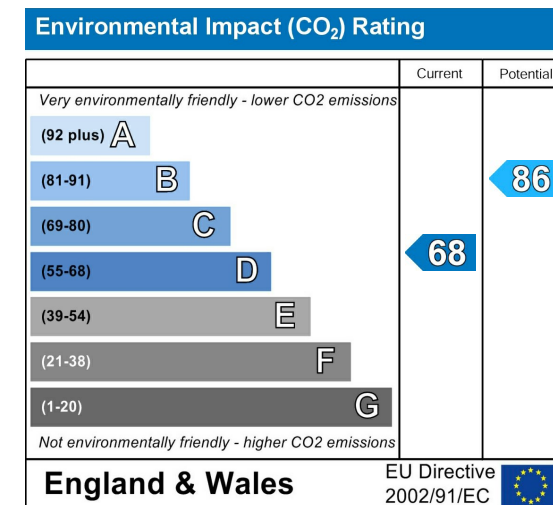
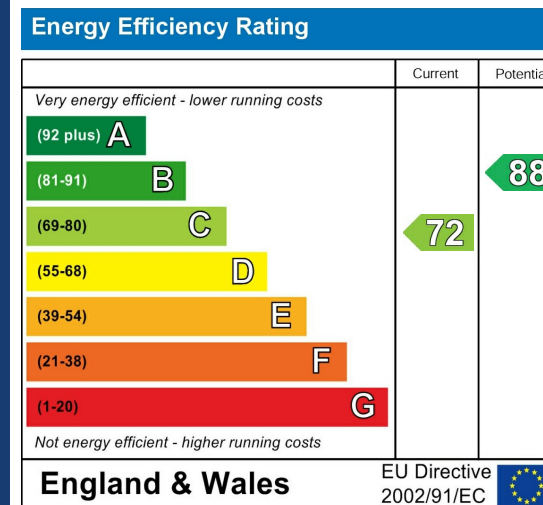
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.



****ROOMS AVAILABLE IN A HOUSE SHARE****

ROOM 1 - Available from 20th August 2026
ROOM 2 - Available NOW
ROOM 3 - Available NOW
ROOM 4 - Available from 20th August 2026
ROOM 5 - Available from 10th August 2026
ROOM 6 - Available from 10th August 2026

Individual rooms available in this 6 bedroom house, great City Centre location!

The ground floor features Lateral Living - the property comprises of entrance hall leading to one bedroom at the front aspect. The hall also leads to the open plan lounge / kitchen and one shower room to the rear. The stairs open to the first floor with three further bedrooms. To the top floor are the final two bedrooms and second shower room.

Gas central heating. Permit parking available for up to 2 cars through City of Lincoln Council (fees apply). Subject to availability.

Flexible contract lengths to suit you

Price displayed is as per person per week

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first months' rent.

The total rent due for the property will increase to £115 per week for any non-students.

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

See downloadable brochure for more details.

Call - 01522 802020
email - info@cloudlettings.co.uk
WhatsApp - 07908 557770

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

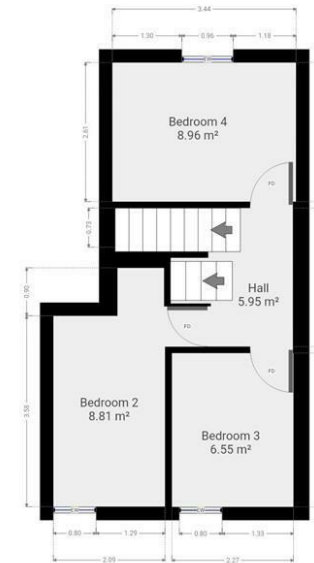
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m