



Westfield Street

, Lincoln, LN1 1TB

Rental £117Weekly

Room in 3 bedroom House available 08 September 2025

34 Carholme Road, Lincoln, , LN1 1ST
hello@livewithus.co.uk

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Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00
Wed 08.30 - 17.00; Thurs 08.30 - 17.00
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

* Furnished

Situation

A GREAT - 3 BEDROOM STUDENT HOUSE! 3 bedroom house which benefits from being within a 5-minute walk from the University Campus. The property comprises of a lounge with a flat screen TV, fitted kitchen, 3 bedrooms, one on the ground floor and two situated on the 1st floor, a fully fitted bathroom with a shower over the bath is also located on the ground floor. This is a great student home in the popular area of the city! LOC8ME PERKS: Fully inclusive rent to include bills/wifi/TV License and you will enjoy a FREE Pizza Night and many other events throughout the year. EPC - E prop-4050

Accommodation

All measurements are approximate.

Directions

<https://www.google.com/maps/place/>

Further Information

The deposit required is £450

The landlord has requested to include A large desk will be placed in the largest bedroom upstairs (to the right of the stairs).

The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the more environmentally friendly the home is and the lower the carbon bills will be.

Creation Date: 10/05/2025

Property Ref: inst-21653

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787