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## Gresham Street

, Lincoln, LN1 1PZ

# Rental £135 Weekly

Room in 4 bedroom Flat / Apartment available 02 August 2025

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

01522 887547

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

LINCOLN UNI STUDENTS 25/26 - MODERN APARTMENT - 2 BATHROOMS - TV'S IN BEDROOMS - WALKING DISTANCE TO UNI - ALL BILLS INCLUDED - FIBRE OPTIC BROADBAND - Welcome to 17D Gresham Street, Lincoln - a beautifully refurbished 4-bedroom student property that's perfect for modern student living. This stunning property boasts high-spec fittings and fixtures throughout, making it the perfect place to call home during your studies. As you step inside, you'll be greeted by a bright and airy lounge/kitchen area that's perfect for socialising and relaxing after a long day of studying. The kitchen is fully equipped with everything you need to cook up a storm, and the lounge area comes complete with comfortable seating and a large flat screen TV for your entertainment. The property features four spacious and comfortable bedrooms, each with custom-built furniture, plenty of storage space and its own TVs. There are two modern bathrooms, ensuring that there's always plenty of space for everyone. All bills are included, so you don't have to worry about any extra expenses. You'll also benefit from high-speed fibre optic broadband, making it easy to stay connected with friends and family. Located in the sought-after West End area, this property is just a short walk away from Lincoln University, making it the perfect location for students. The property is fully furnished, meaning that you can move straight in and start enjoying student life in Lincoln. Overall, this stunning 4-bedroom student property at 17D Gresham Street, Lincoln, is a must-see for anyone looking for high-quality student accommodation. Property Ref: inst-15900

All measurements are approximate.

## Further Information

The deposit required is £150

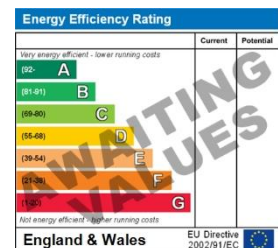
The bills included in the rent are Electricity, Gas, Telephone and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

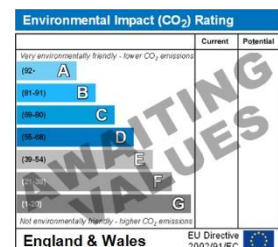
The landlord is willing to rent the property for a minimum of 10 Months and a maximum of 12 Months

## 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 (CO<sub>2</sub>) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment. Creation Date: 15/12/2024

## 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, 2024. Orange Living Limited Registered in England No. 06537787