



WESP
STUDENT PROPERTIES



STUDENT HOUSES · WEST END OF LINCOLN

2027-2028

**Providing Excellence
and Care to Students
In Lincoln**

95% rooms ensuite

All-inclusive rent



Wesp.co

01522 589970



**Wespie's
Warm Welcome**



Booking a house with WESP

1

Arrange a viewing

Take a look at our website or brochure, or simply tell us your group size and any preferences. We'll meet your group and show you around!

2

Reserve a house

Contact our office to reserve your chosen house. We'll hold it for one working day.

3

Complete the booking

Come to the office to review and complete the tenancy paperwork. **Bring your student card and Right to Rent ID.** You'll be shown a short presentation to inform you about our tenancies.

Check out our *Tenant Handbook* for more information and sample forms.

Booking procedure and requirements

1. Complete an Application Form including details of your proposed Guarantor
2. Provide proof of your full time student status such as your Student ID card
3. Provide "Right to Rent" identification
4. Sign a Letter of Intent **OR** the Tenancy Agreement (see Tenant Handbook for details)
5. Pay a holding deposit of £70 (non-returnable if you do not complete the booking)
6. Provide a completed Letter of Guarantee & supporting ID from your Guarantor

*This will be posted direct to your proposed Guarantor. Please let them know that it is on the way, and ensure it is completed and returned to us **within 7 working days**.*

IMPORTANT: This is notice that the Landlord wishes to recover possession under Ground 4A of Schedule 2 of the Housing Act 1988 on the basis that all tenants meet the "student test" when the tenancy is entered into and the Landlord intends to let the property to another group of students when we next relet the property. The intended date of possession ending the tenancy is featured for each house in this brochure.



Just SOME of our amazing locations. All within a short walk or cycle of the city centre and universities.

WESP's office · 12 Newland, LN1 1XD

Welcome to WESP!

Experienced, Qualified and Accredited. With over 30 years experience we understand the priorities of value, comfort, safety, prompt repairs and modern facilities.

* MOST BEDROOMS ENSUITE *

West End Student Properties Ltd specialises in providing a secure, well equipped and worry-free home-from-home while studying at University. Our houses are mainly in the West End of Lincoln, popular with students making a move out of Halls of Residence for greater independence.

Unbeatable Maintenance and Management Service

- Skilled maintenance team providing
- 24-hour service for urgent repair needs
- Supported by qualified local tradespeople.
- Extra level of care, advice and support

Great Value All-Inclusive Rent

- No need to set up and manage utility accounts

Qualified and Accredited

Members of the tenancy management team hold professional qualifications in residential letting and management. We are proud to be a trusted organisation by the Lincoln Students' Union Accreditation Service, demonstrating that our properties have passed a Property Compliance Check and met strict management standards.

All-inclusive rent

- ✓ Broadband
- ✓ Gas & Electricity*
- ✓ Possessions Insurance
- ✓ TV licence for lounge
- ✓ Water

* up to £16 /person /week

A guide to this brochure

Richmond Road (C)

Web ref 2680252

FROM
£142.50
PPW ALL INCLUSIVE

6 beds

LNI 1LQ

All ensuite

Council tax band C

Deposit £200 pp

EPC D

Tenancy 06-Jul-27 to 06-Jun-28

48 wk from **£6,838** pp

Price tag: weekly rent from this amount (some rooms differ) ALL INCLUSIVE, per person per week (ppw).

Web ref: use this to access more information and photos on WESP.CO

Council tax: full time students are exempt. If you are not exempt you must pay council tax in addition to rent.

Tenancy: tenancy start date and proposed tenancy end date. As a student house the landlord has the right to seek possession on this date, ready for the next group of students.

48 wk from: from this amount for the period between these dates. Note: some rooms differ.

Material information. Full details for every house, including utilities, heating, parking, broadband and any restrictions, are on its page at wesp.co. Search the web ref.

Other payments

- A damage deposit of £200 per person due at the start of the tenancy.
- A holding deposit of £70 due when reserving a tenancy. This will become advance rent when you sign the tenancy agreement.
- Council tax ONLY if you are not a full time student

**£181.50**

PPPW ALL INCLUSIVE

**Hewson Road (BA)**Web ref **3457756****1 bed**

LNI1RZ

All ensuite**Council tax band C**

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£8,710

● 19 min walk to Uni of Lincoln

Exceptional & spacious 1 bed apartment for 1 or 2 people to share.

**£171.50**

PPPW ALL INCLUSIVE

**Albert Crescent (BA)**Web ref **2723443****2 beds**

LNI1LX

All ensuite**Council tax band B**

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£8,230

● 16 min walk to Uni of Lincoln

Beautiful, sought-after 2 bed apartment in quiet, leafy area of West End

**£161.50**

PPPW ALL INCLUSIVE

**Derwent Street (C)**Web ref **2789222****2 beds**

LNI1SL

Shared bathroom**Council tax band A**

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£7,750

● 16 min walk to Uni of Lincoln

Spacious two bed house. Viewing highly recommended.

**£161.50**

PPPW ALL INCLUSIVE

**Hewson Road (BB)**Web ref **3457754****2 beds**

LNI1RZ

All ensuite**Council tax band C**

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

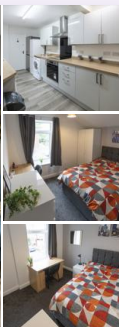
£7,750

● 19 min walk to Uni of Lincoln

Sought-after, spacious and fully refurbished luxury 2 bed apartment

**£161.50**

PPPW ALL INCLUSIVE

**Hewson Road (BC)**Web ref **3457755****2 beds**

LN1 1RZ

All ensuite

Council tax band C

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£7,750

● 19 min walk to Uni of Lincoln

Superb 2 bed ensuite apartment, 15 minute walk to the University. Photos are examples of other conversions.

**£161.50**

PPPW ALL INCLUSIVE

**St Faiths Street (B)**Web ref **2806204****2 beds**

LN1 1QJ

Shared bathroom

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

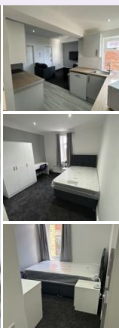
£7,750

● 10 min walk to Uni of Lincoln

Great opportunity for a 2 bed house in the popular West End of town

**£151.50**

PPPW ALL INCLUSIVE

**Albert Crescent (AB)**Web ref **3463814****3 beds**

LN1 1LX

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£7,270

● 16 min walk to Uni of Lincoln

Beautiful 3 bed apartment. Refurbished summer '26

**£146.50**

PPPW ALL INCLUSIVE

**Alexandra Terrace (A)**Web ref **2679760****3 beds**

LN1 1JE

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£7,030

● 16 min walk to Uni of Lincoln

Spacious & modern with great views over Lincoln. Parking for 2 cars

**£146.50**

PPPW ALL INCLUSIVE

**Alexandra Terrace (B)**

Web ref 2679741

3 beds

LN1 1JF

All ensuite

Council tax band A

Deposit £200 pp

EPC D

TENANCY

04-Aug-27 to 08-Jun-28

44 WK FROM, PER PERSON

£6,466

● 16 min walk to Uni of Lincoln

Great location with easy access to both universities and city centre

**£146.50**

PPPW ALL INCLUSIVE

**Alexandra Terrace (C)**

Web ref 2679763

3 beds

LN1 1JF

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£7,030

● 15 min walk to Uni of Lincoln

Perfect location easy access to both universities and city centre



FROM

£142.50

PPPW ALL INCLUSIVE

**Alexandra Terrace (D)**

Web ref 2679764

3 beds

LN1 1JF

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,838

● 15 min walk to Uni of Lincoln

1x £142.40. 2x £146.50. Great views over the city

**£146.50**

PPPW ALL INCLUSIVE

**Derwent Street (A)**

Web ref 2723426

3 beds

LN1 1SL

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

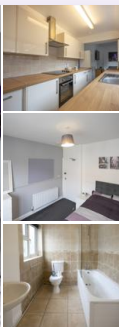
07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£7,030

● 15 min walk to Uni of Lincoln

2 x ensuite. One room with own bathroom. Quiet street



Derwent Street (B)

Web ref **2679799**

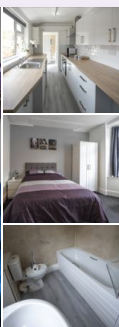
3 beds LNI1SL **All ensuite** Council tax band A

Deposit £200 pp EPC C

TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £7,030

● 15 min walk to Uni of Lincoln

Beautifully presented 3 double bedroom house. 10 minute walk from the University Campus. Quiet street.



Derwent Street (D)

Web ref **2679811**

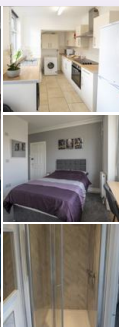
3 beds LNI1SL **All ensuite** Council tax band A

Deposit £200 pp EPC C

TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £7,030

● 16 min walk to Uni of Lincoln

A fabulous three bed ensuite property. Modern spacious house, 10 minute walk from the University Campus.



Foss Bank (B)

Web ref **2679816**

3 beds LNI1TD **All ensuite** Council tax band A

Deposit £200 pp EPC D

TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £7,030

● 10 min walk to Uni of Lincoln

Superbly refurbished ensuite three bed. 5 minute walk from the University Campus and town centre.



Foss Bank (C)

Web ref **2721857**

3 beds LNI1TA **All private facilities**

Council tax band A Deposit £200 pp EPC D

TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £7,030

● 11 min walk to Uni of Lincoln

Recently refurbished. 2 x ensuite. One room with own bathroom



FROM
£142.50
PPPW ALL INCLUSIVE



Harvey Street (A)

Web ref **2679987**

3 beds LNI 1TE **All ensuite** Council tax band A

Deposit £200 pp EPC D

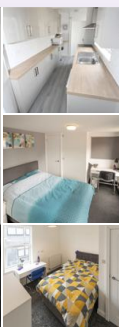
TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £6,838

● 10 min walk to Uni of Lincoln

1 x £142.50. 2 x £148.50. Very close to University of Lincoln. Recently refurbished.



FROM
£142.50
PPPW ALL INCLUSIVE



Harvey Street (B)

Web ref **2679742**

3 beds LNI 1TE **All private facilities**

Council tax band A Deposit £200 pp EPC D

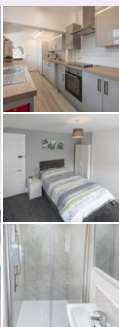
TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £6,838

● 10 min walk to Uni of Lincoln

1 x £142.50. 2 x £148.50. Very close to University of Lincoln & city centre



FROM
£142.50
PPPW ALL INCLUSIVE



Moor Street (C)

Web ref **2679988**

3 beds LNI 1PR **All private facilities**

Council tax band A Deposit £200 pp EPC D

TENANCY 48 WK FROM, PER PERSON
05-Jul-27 to 05-Jun-28 £6,838

● 14 min walk to Uni of Lincoln

2 x ensuite £148.50. Ground floor room has its own bathroom, £142.50



£148.50
PPPW ALL INCLUSIVE



Nelson Street (A)

Web ref **2679989**

3 beds LNI 1PJ **All private facilities**

Council tax band A Deposit £200 pp EPC C

TENANCY 48 WK FROM, PER PERSON
06-Jul-27 to 06-Jun-28 £7,126

● 10 min walk to Uni of Lincoln

OFF STREET PARKING. 2 x ensuite rooms. One with own bathroom.



FROM
£143.00
PPPW ALL INCLUSIVE



Severn Street (B)

Web ref **2680005**

3 beds

LN11SJ

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

28-Aug-27 to 08-Jun-28

41 WK FROM, PER PERSON

£5,810

● 16 min walk to Uni of Lincoln

Recently refurbished. 2 x ensuite £147. One room with own bathroom £143



FROM
£146.50
PPPW ALL INCLUSIVE



South Parade (B)

Web ref **2680006**

3 beds

LN11QN

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£7,030

● 12 min walk to Uni of Lincoln

2 x ensuite £148.50. One room with own bathroom £146.50



FROM
£142.50
PPPW ALL INCLUSIVE



St Faiths Street (A)

Web ref **3040576**

3 beds

LN11QJ

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 10 min walk to Uni of Lincoln

1 x ensuite £148.50. Two rooms with own bathrooms £142.50 + £146.50



£131.50
PPPW ALL INCLUSIVE



St Faiths Street (C)

Web ref **2679745**

3 beds

LN11QJ

House bathroom

Council tax band A

Deposit £200 pp

EPC E

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,310

● 10 min walk to Uni of Lincoln

Modern three bedroom house in a great location

**£148.50**

PPPW ALL INCLUSIVE

**Victoria Street (A)**Web ref **2679752****3 beds**

LN11HY

All ensuite**Council tax band A**

Deposit £200 pp

EPC C

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£7,126

● 13 min walk to Uni of Lincoln

Exceptional 3 bed house, close to the University of Lincoln and city centre

**£148.50**

PPPW ALL INCLUSIVE

**Victoria Street (B)**Web ref **2679754****3 beds**

LN11HY

All private facilities**Council tax band A**

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£7,126

● 13 min walk to Uni of Lincoln

Popular house close to town centre and University



FROM

£111.50

PPPW ALL INCLUSIVE

**Victoria Street (C)**Web ref **2679757****3 beds**

LN11HY

All private facilities**Council tax band A**

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£5,350

● 14 min walk to Uni of Lincoln

2 x ensuite £146.50. One room with own bathroom only £111.50

**£148.50**

PPPW ALL INCLUSIVE

**Victoria Terrace (A)**Web ref **2680007****3 beds**

LN11HZ

All private facilities**Council tax band A**

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£7,126

● 13 min walk to Uni of Lincoln

Popular house with an attic room overlooking the city.

**£148.50**

PPPW ALL INCLUSIVE

**Wellington Street (C)**Web ref **2680008****3 beds**

LN1 1PL

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£7,126

● 11 min walk to Uni of Lincoln

Great location. 5 min walk to the city centre and University of Lincoln

**£146.50**

PPPW ALL INCLUSIVE

**West Parade (B)**Web ref **2723438****3 beds**

LN1 1QR

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£7,030

● 13 min walk to Uni of Lincoln

2 x ensuite. One room with its own bathroom. Spacious 3 bed house.

**£146.50**

PPPW ALL INCLUSIVE

**Westfield Street (A)**Web ref **2724502****3 beds**

LN1 1TB

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£7,030

● 10 min walk to Uni of Lincoln

2 x ensuite. One room with its own bathroom. Modernised & comfortable

**£108.50**

PPPW ALL INCLUSIVE

**South Parade (A)**Web ref **2723437****3 beds**

LN1 1QN

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£5,206

● 11 min walk to Uni of Lincoln

Spacious house. 2 rooms ensuite. One with own bathroom

**Carholme Road (A)**

Web ref 2723447

4 beds

LN1 1SP

All private facilities

Council tax band A

Deposit £200 pp

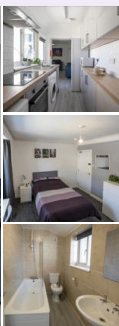
TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

3 Ensuite. 1 with own bathroom

**Carholme Road (B)**

Web ref 2680010

4 beds

LN1 1SP

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 12 min walk to Uni of Lincoln

3 x ensuite. One room with own bathroom. Great house on main route into Lincoln.

**Drake Street (A)**

Web ref 2680055

4 beds

LN1 1PP

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

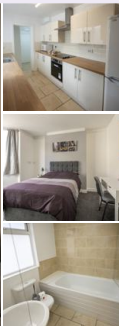
05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 14 min walk to Uni of Lincoln

Modernised 4 bed house over 3 floors. 3 x ensuite. One room with own bathroom.

**Drake Street (B)**

Web ref 2721856

4 beds

LN1 1PP

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

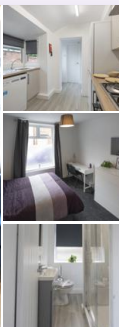
£6,838

● 14 min walk to Uni of Lincoln

2 x ensuite. Two rooms each with their own bathroom.

**£142.50**

PPPW ALL INCLUSIVE

**Drake Street (C)**Web ref **2679812****4 beds**

LN1 1PP

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 14 min walk to Uni of Lincoln

Large lounge and kitchen. 3 x ensuite. One room with own bathroom

**£142.50**

PPPW ALL INCLUSIVE

**Drake Street (D)**Web ref **2723427****4 beds**

LN1 1PP

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 15 min walk to Uni of Lincoln

Great house in a popular location, close to University of Lincoln and city centre.

**£142.50**

PPPW ALL INCLUSIVE

**Drake Street (E)**Web ref **2681333****4 beds**

LN1 1PP

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

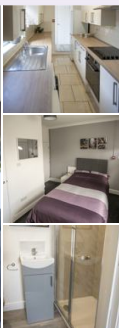
£6,838

● 15 min walk to Uni of Lincoln

3 x ensuite. One room with own bathroom. In the heart of the West End.

**£142.50**

PPPW ALL INCLUSIVE

**Foss Bank (A)**Web ref **2724337****4 beds**

LN1 1TD

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

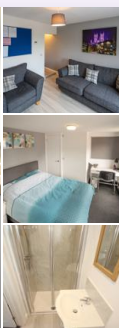
£6,838

● 10 min walk to Uni of Lincoln

3 x ensuite. One room with own bathroom. Close to city centre.

**£142.50**

PPPW ALL INCLUSIVE

**Foss Bank (D)**Web ref **2679820****4 beds**

LNI1SX

All ensuite

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 12 min walk to Uni of Lincoln

Close to town and University. All rooms ensuite.

**£142.50**

PPPW ALL INCLUSIVE

**Foss Street (A)**Web ref **2679986****4 beds**

LNI1TQ

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 8 min walk to Uni of Lincoln

3 x ensuite. One with own bathroom. Close to city centre & University of Lincoln.



FROM

£142.50

PPPW ALL INCLUSIVE

**Foss Street (B)**Web ref **2680057****4 beds**

LNI1TQ

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 8 min walk to Uni of Lincoln

3 x £142.50. 1 x £147.50. Three ensuite. One with own bathroom. Close to city centre.



FROM

£142.50

PPPW ALL INCLUSIVE

**Foss Street (C)**Web ref **2680215****4 beds**

LNI1TQ

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 8 min walk to Uni of Lincoln

3 x £142.50. 1 x £147.50. Three ensuite. One with own bathroom.



Foss Street (D)

Web ref 2723439

4 beds

LN1 1TQ

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 8 min walk to Uni of Lincoln

3 x ensuite. One with own bathroom. 3 x £142.50. 1 x £147.50



Foss Street (E)

Web ref 2680216

4 beds

LN1 1TQ

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 8 min walk to Uni of Lincoln

3 x ensuite. One with own bathroom. Close to city centre & Uni. Sample photos



Foster Street (A) : High Street

Web ref 2721858

4 beds

LN5 7QE

Shared bathroom

Council tax band A

Deposit £200 pp

EPC E

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£5,110

● 19 min walk to Uni of Lincoln

Great Value. Off High Street, close to main route into Lincoln.



Moor Street (B)

Web ref 2680218

4 beds

LN1 1PR

All private facilities

Council tax band A

Deposit £200 pp

EPC E

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 14 min walk to Uni of Lincoln

3 x ensuite. Ground floor bedroom has own bathroom. Great location



Moor Street (D)

Web ref **2680220**

4 beds

LN1 1PR

All ensuite

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 14 min walk to Uni of Lincoln

Modern and comfortable. In the heart of the West End of Lincoln



Newland Street West (A)

Web ref **2680002**

4 beds

LN1 1PH

All ensuite

Council tax band A

Deposit £200 pp

EPC C

TENANCY

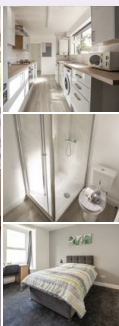
06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 11 min walk to Uni of Lincoln

Easy access to University of Lincoln. Modern and stylish house.



Norfolk Street (A)

Web ref **2680223**

4 beds

LN1 1SA

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 19 min walk to Uni of Lincoln

3 x ensuite. Ground floor has its own bathroom



Rudgard Lane (A)

Web ref **2681332**

4 beds

LN1 1QH

Shared bathroom

Council tax band A

Deposit £200 pp

EPC D

TENANCY

20-Jul-27 to 05-Jun-28

46 WK FROM, PER PERSON

£4,655

● 9 min walk to Uni of Lincoln

Great location close to University of Lincoln and city centre.

**£140.50**

PPPW ALL INCLUSIVE

**Rudgard Lane (B)**Web ref **2680003****4 beds**

LN11QH

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

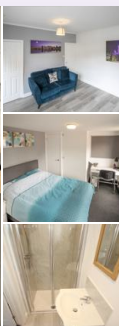
£6,742

● 9 min walk to Uni of Lincoln

3 x ensuite. One room with own bathroom. Only 7 mins to Uni of Lincoln

**£142.50**

PPPW ALL INCLUSIVE

**Rudgard Lane (C)**Web ref **2680004****4 beds**

LN11QH

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

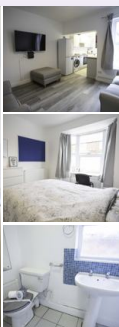
£6,838

● 9 min walk to Uni of Lincoln

3 x ensuite. One room with own bathroom. Only 7 mins to Uni of Lincoln

**£140.50**

PPPW ALL INCLUSIVE

**Severn Street (A)**Web ref **2680224****4 beds**

LN11SJ

All private facilities

Council tax band B

Deposit £200 pp

EPC C

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,742

● 16 min walk to Uni of Lincoln

3 x ensuite. One room with own bathroom. On quiet street.

**£140.50**

PPPW ALL INCLUSIVE

**Allison Place (A)**Web ref **2681331****4 beds**

LN11PY

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,742

● 14 min walk to Uni of Lincoln

Modernised house in a quiet cul-de-sac. 3 x ensuite & one with own bathroom

**£142.50**

PPPW ALL INCLUSIVE

South Parade (C)

Web ref 2723440

4 beds

LN1 1QN

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 12 min walk to Uni of Lincoln

10 minutes from University of Lincoln. 3 x ensuite. One with own bathroom.

**£142.50**

PPPW ALL INCLUSIVE

Victoria Terrace (B)

Web ref 2680226

4 beds

LN1 1HZ

All private facilities

Council tax band A

Deposit £200 pp

EPC C

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,838

● 13 min walk to Uni of Lincoln

3 x ensuite. One with own bathroom. Modernised & comfortable house.

**£143.50**

PPPW ALL INCLUSIVE

Wellington Street (A)

Web ref 2680227

4 beds

LN1 1PL

All ensuite

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,886

● 10 min walk to Uni of Lincoln

Off street parking for 3 cars



FROM

£110.00

PPPW ALL INCLUSIVE

Wellington Street (D)

Web ref 2680009

4 beds

LN1 1PN

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

16-Jul-27 to 05-Jun-28

46 WK FROM, PER PERSON

£5,106

● 12 min walk to Uni of Lincoln

3 x ensuite £143. One room with own bathroom £138. Spacious house.



Westbourne Grove (A)

Web ref 2721855

4 beds

LN1 1RP

All ensuite

Council tax band A

Deposit £200 pp

EPC E

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 8 min walk to Uni of Lincoln

All rooms ensuite. Close to University of Lincoln



Yarborough Terrace (A)

Web ref 2862498

4 beds

LN1 1HN

Bathroom & 1 ensuite

Council tax band A

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£5,306

● 18 min walk to Uni of Lincoln

3 x only £108.50. One ensuite £138.50. Great location for both Universities



Albert Crescent (A)

Web ref 2723442

5 beds

LN1 1LX

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£7,270

● 16 min walk to Uni of Lincoln

2 x £151.50. 3 x £171.50. 5 x ensuite. 1 with own bathroom. Off-street parking for 1 car



Albert Crescent (B)

Web ref 3463815

5 beds

LN1 1LX

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

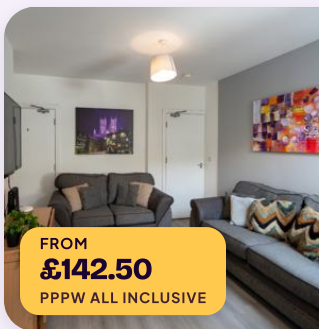
05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,777

● 16 min walk to Uni of Lincoln

3 x £152.50. 2 x £171.50. Refurbished summer '26. Off-street parking for 1 car



Avenue Terrace (A)

Web ref **2768355**

5 beds

LN11JB

All ensuite

Council tax band A

Deposit £200 pp

EPC C

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,838

● 12 min walk to Uni of Lincoln

4 x £142.50. 1 x £147.50. Five ensuite bedrooms over 3 floors.



Avenue Terrace (B)

Web ref **3618127**

5 beds

LN11JB

All ensuite

Council tax band A

Deposit £200 pp

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,868

To be refurbished for 2027/28. 5 x £142.50. 1 x £143.50



Avenue Terrace (C)

Web ref **2680229**

5 beds

LN11JB

All ensuite

Council tax band A

Deposit £200 pp

EPC C

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,838

● 12 min walk to Uni of Lincoln

Large kitchen & separate lounge. All rooms ensuite



Carholme Road (C)

Web ref **2680011**

5 beds

LN11RT

All private facilities

Council tax band A

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£5,280

● 12 min walk to Uni of Lincoln

2 x £110.50, 3 x £142.50. 4 x ensuite. One room has own bathroom.

**£142.50**

PPPW ALL INCLUSIVE

Carholme Road (D)

Web ref 2721851

5 beds

LN11RU

All private facilities

Council tax band B

Deposit £200 pp

EPC E

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 13 min walk to Uni of Lincoln

4 x ensuite. Ground floor room has own bathroom. Open plan communal area

**£142.50**

PPPW ALL INCLUSIVE

Carholme Road (E)

Web ref 2721852

5 beds

LN11RU

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 13 min walk to Uni of Lincoln

Ground floor is wheelchair accessible with ensuite wet room.

**£142.50**

PPPW ALL INCLUSIVE

Fleet Street (A)

Web ref 2680056

5 beds

LN11SD

All ensuite

Council tax band A

Deposit £200 pp

EPC D

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£6,838

● 17 min walk to Uni of Lincoln

All rooms ensuite. Very spacious house.



FROM

£161.50

PPPW ALL INCLUSIVE

Hewson Road (B)

Web ref 2680482

5 beds

LN11RZ

All ensuite

Council tax band C

Deposit £200 pp

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

£7,750

All rooms ensuite. 3 kitchens! 4 x £161.50. 1 x £181.50

**£142.50**

PPPW ALL INCLUSIVE

**May Crescent (B)**Web ref **2914529****5 beds**

LN11LP

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 18 min walk to Uni of Lincoln

Comfortable house in a great location. All rooms ensuite

**£142.50**

PPPW ALL INCLUSIVE

**Moor Street (A)**Web ref **2723446****5 beds**

LN11PR

All private facilities

Council tax band A

Deposit £200 pp

EPC E

TENANCY

05-Jul-27 to 05-Jun-28

48 WK FROM, PER PERSON

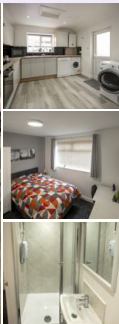
£6,838

● 14 min walk to Uni of Lincoln

4 x ensuite rooms. Ground floor has own bathroom.

**£142.50**

PPPW ALL INCLUSIVE

**Newland Street West (B)**Web ref **2680251****5 beds**

LN11QD

All ensuite

Council tax band A

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 14 min walk to Uni of Lincoln

Open plan lounge/kitchen. Off-street parking for 2-3 cars

**£142.50**

PPPW ALL INCLUSIVE

**Richmond Road (B)**Web ref **3040574****5 beds**

LN11LQ

All ensuite

Council tax band C

Deposit £200 pp

EPC C

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

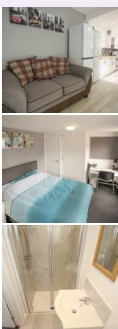
£6,838

● 13 min walk to Uni of Lincoln

Large house with modern facilities. All rooms ensuite.

**£142.50**

PPPW ALL INCLUSIVE

**West Parade (E)**Web ref **3618123****5 beds**

LN1 1PF

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

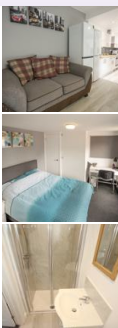
£6,838

● 10 min walk to Uni of Lincoln

All rooms ensuite. Comfortable and modernised house.

**£142.50**

PPPW ALL INCLUSIVE

**Whitehall Grove (A)**Web ref **2723441****5 beds**

LN1 1PG

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 9 min walk to Uni of Lincoln

Excellent house in a prime location. 5 mins from Uni of Lincoln

**£142.50**

PPPW ALL INCLUSIVE

**Yarborough Road (A)**Web ref **2680480****5 beds**

LN1 1HT

All ensuite

Council tax band B

Deposit £200 pp

EPC E

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

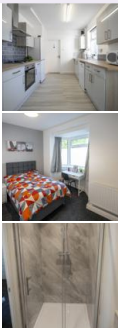
£6,838

● 12 min walk to Uni of Lincoln

Great facilities. All rooms ensuite.

**£142.50**

PPPW ALL INCLUSIVE

**Ashlin Grove (A)**Web ref **3398573****6 beds**

LN1 1LE

All ensuite

Council tax band B

Deposit £200 pp

EPC E

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 11 min walk to Uni of Lincoln

All rooms ensuite. Good location in the West End of Lincoln



Bedford Street (A)

Web ref **2723424**

6 beds LNI1NA **All ensuite** Council tax band A

Deposit £200 pp EPC D

TENANCY 42 WK FROM, PER PERSON
20-Aug-27 to 08-Jun-28 £5,720

● 18 min walk to Uni of Lincoln

Popular 5 bed house with large kitchen / dining area

£137.00

PPPW ALL INCLUSIVE



Cambridge Avenue (A)

Web ref **2680230**

6 beds LNI1LS **All private facilities**

Council tax band D Deposit £200 pp EPC E

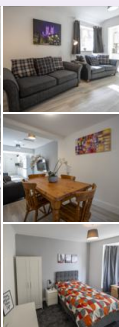
TENANCY 48 WK FROM, PER PERSON
06-Jul-27 to 06-Jun-28 £6,934

● 17 min walk to Uni of Lincoln

Stylish & spacious house. Off-street parking for 2 cars

£144.50

PPPW ALL INCLUSIVE



Carholme Road (F)

Web ref **3040577**

6 beds LNI1RU **All ensuite** Council tax band B

Deposit £200 pp EPC C

TENANCY 48 WK FROM, PER PERSON
07-Jul-27 to 07-Jun-28 £6,838

● 14 min walk to Uni of Lincoln

Lovely 6 bed house in an excellent location on main route into city

£142.50

PPPW ALL INCLUSIVE



Gresham Street (A)

Web ref **2680231**

6 beds LNI1QA **All ensuite** Council tax band A

Deposit £200 pp EPC D

TENANCY 48 WK FROM, PER PERSON
05-Jul-27 to 05-Jun-28 £6,838

● 12 min walk to Uni of Lincoln

All rooms ensuite. Central location in the West End of Lincoln

£142.50

PPPW ALL INCLUSIVE

**Hewson Road (A)**Web ref **2681335**
6 beds LNI1RX **All ensuite** Council tax band B

Deposit £200 pp EPC E

TENANCY 48 WK FROM, PER PERSON

05-Jul-27 to 05-Jun-28 £4,630

● 18 min walk to Uni of Lincoln

1x ONLY £96.50, 5 x £156.50. Great location for enjoying the West Common

**Hewson Road (C)**Web ref **2681336**
6 beds LNI1RZ **All ensuite** Council tax band B

Deposit £200 pp EPC D

TENANCY 48 WK FROM, PER PERSON

05-Jul-27 to 05-Jun-28 £6,550

● 20 min walk to Uni of Lincoln

Spacious house spread over 3 floors.

**May Crescent (A)**Web ref **3040578**
6 beds LNI1LP **All ensuite** Council tax band B

Deposit £200 pp EPC C

TENANCY 48 WK FROM, PER PERSON

06-Jul-27 to 06-Jun-28 £6,838

● 18 min walk to Uni of Lincoln

Recently renovated to high standard. Modern & comfortable

**Richmond Road (A)**Web ref **3040573**
6 beds LNI1LQ **All ensuite** Council tax band B

Deposit £200 pp EPC E

TENANCY 48 WK FROM, PER PERSON

06-Jul-27 to 06-Jun-28 £6,838

● 12 min walk to Uni of Lincoln

Popular location close to town centre and University of Lincoln

**£142.50**

PPPW ALL INCLUSIVE

**Richmond Road (C)**Web ref **2680252****6 beds**

LN11LQ

All ensuite**Council tax band C**

Deposit £200 pp

EPC D

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 13 min walk to Uni of Lincoln

Recently refurbished. Large open plan lounge/ kitchen.

**£142.50**

PPPW ALL INCLUSIVE

**West Parade (A)**Web ref **2723425****6 beds**

LN11QR

All ensuite**Council tax band B**

Deposit £200 pp

EPC D

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

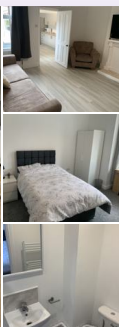
£6,838

● 13 min walk to Uni of Lincoln

Large spacious house in the popular West End area. All rooms ensuite

**£142.50**

PPPW ALL INCLUSIVE

**West Parade (C)**Web ref **2680370****6 beds**

LN11QS

All ensuite**Council tax band B**

Deposit £200 pp

EPC D

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 17 min walk to Uni of Lincoln

Large spacious house in the popular West End area. All rooms ensuite

**£142.50**

PPPW ALL INCLUSIVE

**West Parade (D)**Web ref **3040575****6 beds**

LN11LY

All ensuite**Council tax band B**

Deposit £200 pp

EPC E

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£6,838

● 14 min walk to Uni of Lincoln

Large spacious house in the popular West End area. All rooms ensuite

**£144.50**

PPPW ALL INCLUSIVE

**Beaumont Fee (A)**Web ref **2680484****7 beds**

LN1 1EZ

All ensuite

Council tax band C

Deposit £200 pp

EPC C

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,934

● 13 min walk to Uni of Lincoln

Spacious house with large kitchen & lounge. Close to city centre.

**£138.50**

PPPW ALL INCLUSIVE

**Yarborough Road (B)**Web ref **3040579****7 beds**

LN1 1HR

All ensuite

Council tax band B

Deposit £200 pp

EPC D

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,646

● 16 min walk to Uni of Lincoln

Very spacious. Extra study area. Large lounge & kitchen

**£142.50**

PPPW ALL INCLUSIVE

**Yarborough Road (C)**Web ref **2680481****7 beds**

LN1 1HR

All ensuite

Council tax band C

Deposit £200 pp

EPC D

TENANCY

07-Jul-27 to 07-Jun-28

48 WK FROM, PER PERSON

£6,838

● 16 min walk to Uni of Lincoln

Fantastic house with large rooms over 3 floors. Separate utility room

**£148.50**

PPPW ALL INCLUSIVE

**Ashlin Grove (B)**Web ref **2680483****8 beds**

LN1 1LE

All ensuite

Council tax band B

Deposit £200 pp

EPC E

TENANCY

06-Jul-27 to 06-Jun-28

48 WK FROM, PER PERSON

£7,126

● 12 min walk to Uni of Lincoln

Very popular 8 bed house. Viewing recommended. Off-street parking



Bank Street (A) : City Centre

Web ref **2789221**

8 beds

LN2 1DZ

All ensuite

Council tax band D

Deposit £200 pp

EPC D

TENANCY

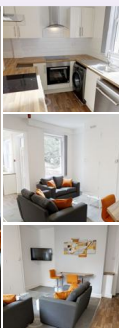
08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,742

● 11 min walk to Uni of Lincoln

3 x £140.50. 5 x £143.50. Great house with plenty of character. City centre location



Spring Hill (A)

Web ref **2722688**

8 beds

LN1 1HB

All private facilities

Council tax band C

Deposit £200 pp

EPC E

TENANCY

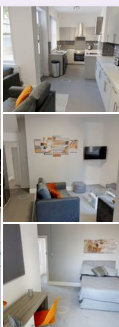
08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,646

● 15 min walk to Uni of Lincoln

6 x ensuite £143.50. 2 with own bathroom £138.50. See online video tour



Spring Hill (B)

Web ref **2722690**

8 beds

LN1 1HB

All private facilities

Council tax band C

Deposit £200 pp

EPC E

TENANCY

08-Jul-27 to 08-Jun-28

48 WK FROM, PER PERSON

£6,646

● 16 min walk to Uni of Lincoln

6 x ensuite £143.50. 2 with own bathroom £138.50. See online video tour



Newland (A) : City Centre

Web ref **3046100**

10 beds

LN1 1XD

All ensuite

Council tax band C

Deposit £200 pp

EPC D

TENANCY

28-Jul-27 to 05-Jun-28

45 WK FROM, PER PERSON

£6,330

● 8 min walk to Uni of Lincoln

City centre. Large ensuite bedrooms. 61" smart TV

Experienced, Qualified and Accredited

Call **NOW** to arrange a viewing

01522 589970



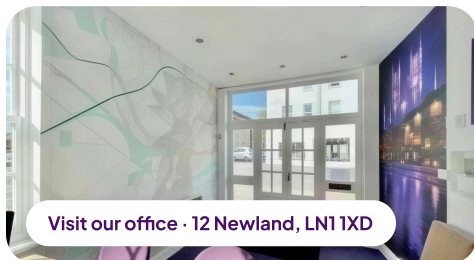
4.7
35 Google reviews
★★★★★



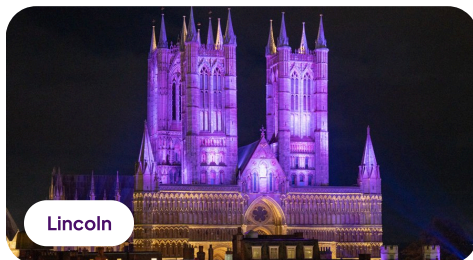
ClientMoney
Protect



Property
Redress
Scheme



Visit our office - 12 Newland, LN1 1XD



Lincoln



WESP WESP.co
STUDENT PROPERTIES

"The team work hard to make our living experience the best it can be, very happy we chose WESP"

"Thank you to the team for being so helpful. WESP are so easy to use for housing"

"Maintenance team are awesome! So friendly and quick"

"Thank you for a great couple of years in this accommodation, I am going to miss it!"

"Everything about WESP has been very good"

"Lovely team, very helpful and genuinely easy to talk to"



Scan me!



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