



🔥 ONLY 2 ROOMS REMAINING — 2026/27

Bedford Street Lincoln LN1

6-Bed En-Suite Student House — West End Lincoln

£110 per person / week

All Bills Included

Private En-Suite

Refurbished 2024

15 Min Walk to University

Smart TV & WiFi

Property Overview

6-Bed En-Suite House — West End Lincoln — All Bills Included



This superbly refurbished six-bedroom en-suite house on Bedford Street is one of WESP's most sought-after student properties. Situated in the popular West End of Lincoln, the property is just a 15-minute walk from the University of Lincoln campus and Lincoln town centre.

Each of the six bedrooms is a generously sized double room with its own private en-suite bathroom. Two bedrooms are on the ground floor, three on the first floor, and there is one spacious attic room. The shared lounge features a large wall-mounted Smart TV and superfast Wi-Fi throughout, and the fully equipped kitchen includes a washing machine, tumble dryer, and dishwasher.

All bills are included in the weekly rent — no hidden costs, no utility admin. One straightforward weekly payment covers everything.

Only 2 Rooms Left

Available for 2026/27 academic year — Tenancy: 1 Aug 2026 – 7 Jun 2027



Private En-Suite

Your own bathroom — every room



All Bills Included

Gas, electric, water & broadband



Refurbished 2024

Fully updated throughout



15 Min Walk to Uni

University of Lincoln campus



Smart TV & WiFi

Superfast broadband throughout

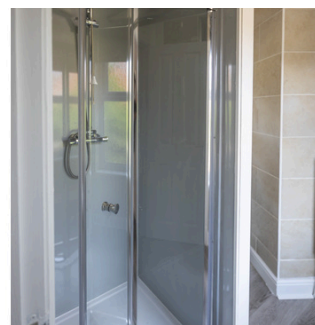
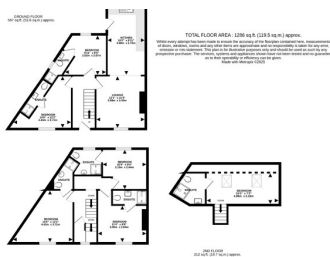


24hr Maintenance

Fast response team

Inside the Property

Refurbished 2024 — all photos show current condition

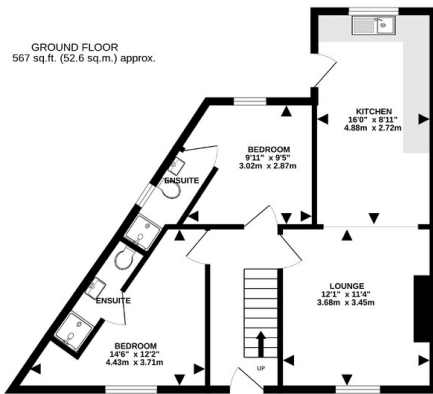


PROPERTY DETAILS

Bedrooms	6 (double rooms)
Bathrooms	6 private en-suites
Property Type	End Terrace House
Furnished	Fully furnished
Kitchen	Washer, dryer, dishwasher
Lounge	Smart TV, superfast WiFi

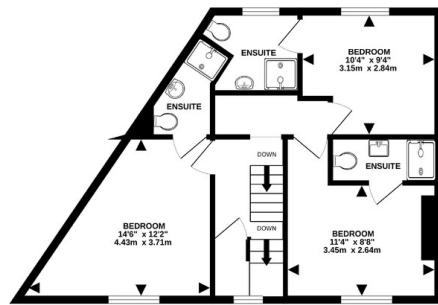
TENANCY & PRICING

Rent	£110 per person/week
Bills	All included
Tenancy Start	1 August 2026
Tenancy End	7 June 2027
Let Type	Student
Rooms Available	2 only

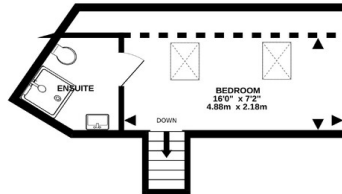


TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



 Only 2 rooms remaining for 2026/27

Book Your Viewing Today

Don't miss out on this superbly refurbished en-suite room in Lincoln's West End. Viewings fill up fast.

01522 589970

office@wesplincn.co.uk

Mon–Fri 9am–5pm

or enquire online at

wesp.co/bedford-street-lincoln