



Chedworth Road
Lincoln

MOUNT & MINSTER

Chedworth Road

Lincoln

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen
- Enclosed Rear Garden

INTRODUCTION

Located in the popular Glebe Park area of Lincoln, this semi detached house offers accommodation comprising; Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms and Bathroom. Outside there is a driveway to the front with an enclosed rear garden and patio.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark, within easy reach of Lincoln.

ACCOMMODATION

Entrance Hall





Lounge
3.9m x 3.98m (12'9" x 13'0")

Dining Room
2.41m x 2.39m (7'10" x 7'10")

Kitchen
2.4m x 2.7m (7'10" x 8'10")

Conservatory
4.49m x 3.02m (14'8" x 9'10")

First Floor Landing

Bedroom One
3.92m x 2.69m (12'10" x 8'9")

Bedroom Two
3m x 2.73m (9'10" x 8'11")

Bedroom Three
2.53m x 2.12m (8'3" x 6'11")

Bathroom

OUTSIDE

Front - driveway

Rear - enclosed rear garden with patio and laid to lawn

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E

COUNCIL TAX BAND

Council tax band: B

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted and photographs taken following clients' instructions of February 2021.

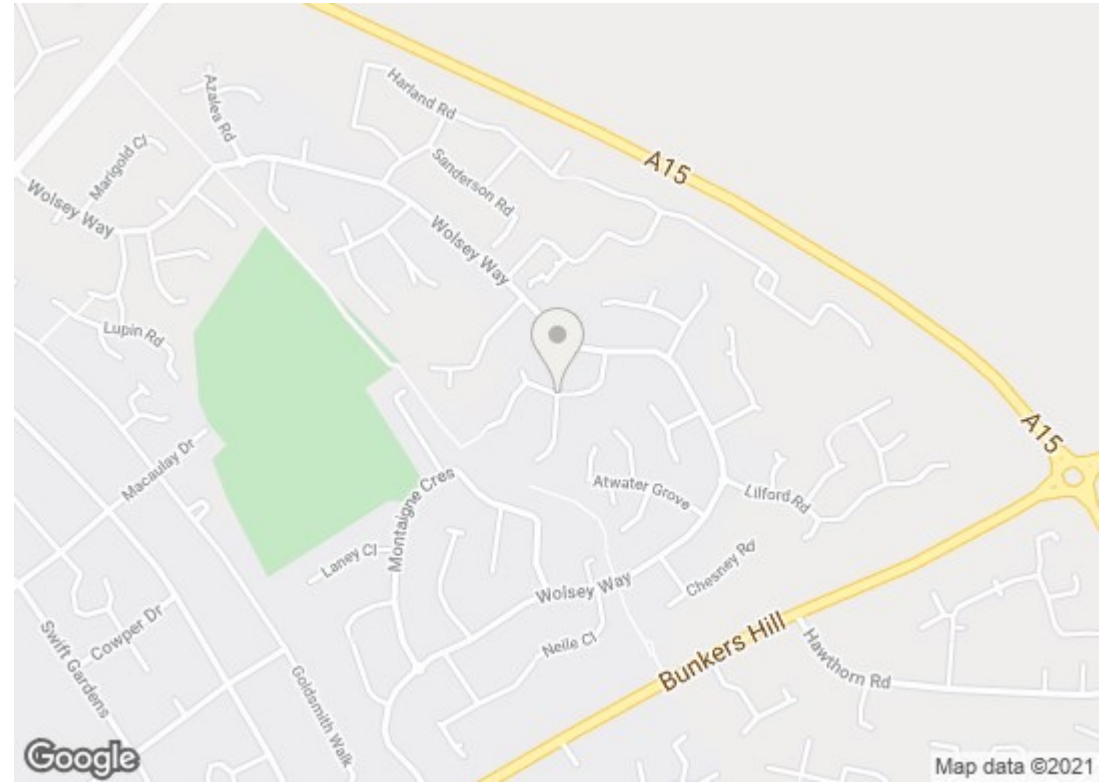
ADDITIONAL INFORMATION

For further information, please contact Daniel Baines at Mount & Minster:

T: 01522 716204

E: daniel@mountandminster.co.uk





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

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

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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

