



Burton Road
Lincoln

MOUNT & MINSTER

INTRODUCTION

Located close to the Cathedral Quarter, this two bedroom Townhouse offers spacious living accommodation through. The accommodation comprises; Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Outside is a garden with brick outbuilding.

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 baillgate 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

Living Room

12'7" x 10'11"

Neutral carpet, radiator, gas fireplace with a decorative surround, double glazed awning window with blind and curtain pole, pendent light fitting and a wall mounted.

Kitchen Diner

26'5" x 12'11"

Wood laminate flooring throughout, radiators, T.V connection point, integrated bookshelves with storage units, smoke alarm, double glazed windows, light fixtures, and a wood burning stove with an oak mantle and brick surround. The kitchen units are neutral in colour as with the tiled splash back. Integrated appliances include; Fridge Freezer, Dishwasher, Zanussi Washing Machine and a four hob electric oven with a stainless steel extractor fan above. A stable style door provides access to the rear garden.

First Floor Landing

Carpeted stairs, radiator, pendent light and plug socket.

Master Bedroom

12'6" x 10'11"

Solid wood floor, radiator, double glazed awning window, original white painted decorative fireplace, curtain pole, pendent light, mirror and clothing rail.

Bedroom Two

9'10" x 9'1"

Solid wood floor, radiator, double glazed awning window, curtain pole and curtains.

Bathroom

12'8" x 6'9"

Recently refurbished to a high specification inclusive of a freestanding bath with a mixer tap and hand attachment, radiator, drench shower, pendent light, pedestal wash basin with a stainless steel mixer tap and mirrored shelving unit, WC, double glazed window with white blind.

The Ideal Logic Combi boiler is located in the bathroom with a carbon monoxide alarm.

OUTSIDE

Outside the property offers on-street car parking. The property is approached by a shared passageway which provides access to the rear garden that is substantial in size and primarily laid to lawn. Store rooms offer more space for storage.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

EPC

Energy Performance Rating: F

COUNCIL TAX BAND

Council Tax Band: A

VIEWING

Strictly via sole agents: 01522 716 204

ADDITIONAL INFORMATION

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

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- Two Bedroom Mid-Terraced House
- Fitted Kitchen With Integrated Appliances
 - Amenties Nearby
 - Enclosed Rear Garden
- Open Plan Kitchen Diner
- Recently Refurbished Bathroom
 - Uphill Lincoln Location
 - No Onward Chain



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