



Manby Street
Lincoln

MOUNT & MINSTER

Manby Street

Lincoln

- Townhouse
- Two Bedrooms
- Lounge Diner
- Enclosed Rear Garden
- No Onward Chain
- Popular City Location

INTRODUCTION

A modern two bedroom house located in the Cathedral City of Lincoln. Being sold with no chain, the internal accommodation briefly comprises; Kitchen, WC, Lounge Diner, Two Bedrooms and Bathroom. Outside is allocated parking and an enclosed rear garden.

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 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 Northgate, within easy reach of Lincoln.

ACCOMMODATION

Kitchen

2.95m x 2.76m (9'8" x 9'0")

Laminate floor, uPVC double glazed door and window, fitted wall and base units, integrated, fridge, oven and four ring gas hob, stainless steel sink and drainer, extractor fan, tiled splashbacks, smoke alarm, gas fired central heating boiler and ceiling light.

WC

Laminate floor, low level WC, wall mounted wash hand basin, radiator, ceiling light and extractor.

Lounge Diner

4.76m x 3.97m (15'7" x 13'0")

Carpet, uPVC double glazed sliding door ceiling light, radiator and cupboard.





First Floor Landing

Carpet, ceiling light and smoke alarm.

Bedroom One

4m x 2.83m (13'1" x 9'3")

Carpet, radiator, ceiling light, loft access and two uPVC double glazed windows.

Bedroom Two

4m x 2.44m (13'1" x 8'0")

Carpet, radiator, ceiling light, two uPVC double glazed windows and cupboard.

Bathroom

2.06m x 1.9m (6'9" x 6'2")

Laminate floor, low level WC, pedestal wash hand basin, bath with mains shower over, ceiling light, radiator, extractor and tiled splashbacks.

OUTSIDE

Front - allocated parking and storage cupboard.

Rear - patio and laid to lawn.

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: A

SERVICES

The property is centrally heated throughout with mains gas, water, electricity and drainage all connected. The agents have not tested the services and prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of March 2020.

ADDITIONAL INFORMATION

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

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GROUND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 80 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | 98 |
| (92 plus) A | | |
| (81-91) B | 84 | |
| (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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