



52-54, Larchwood Crescent  
Lincoln

MOUNT & MINSTER

## INTRODUCTION

This modern two bedroom apartment comprises two double bedrooms, bathroom with shower over the bath, spacious open plan lounge and kitchen with fitted oven, hob and washer/dryer supplied. Perfect for couples or single professionals, call us today to arrange a viewing.

## 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 Northgate, within easy reach of Lincoln.

## ACCOMMODATION

Entrance Hall, Lounge Kitchen, Two Bedrooms and Bathroom.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: C

## COUNCIL TAX BAND

Council tax band: A

## VIEWINGS

Strictly by prior arrangements with the Sole Agents (01522 716204).

## ADDITIONAL INFORMATION

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

T: 01522 716204

E: [daniel@mountandminster.co.uk](mailto:daniel@mountandminster.co.uk)



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