



Bobbin Lane
Lincoln

MOUNT & MINSTER

Bobbin Lane

Lincoln

- Modern Townhouse
- Three Storeys
- Four Bedrooms
- Lounge; Kitchen Diner
- Garage; Garden
- No Onward Chain

DESCRIPTION

This beautifully presented four bedroom townhouse is located within a popular residential area of Carlton Boulevard, on the outskirts of Lincoln City Centre and near to the Lincoln Carlton Academy. The full accommodation, over three storeys, comprises; Entrance Hallway, Reception Room, Kitchen Diner, Utility Room, Four Bedrooms, Master En-suite and Family Bathroom. Outside the property has a rear garden, driveway and single garage.

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 bailegate 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.

Entrance Hall

UPVC double glazed door, carpet, ceiling light, radiator, smoke alarm and stairs to the first floor.

Utility Room

1.8m x 1.49m (5'10" x 4'10")

Tiled floor, low level WC, fitted base unit with sink and drainer, space and plumbing for a washing machine, extractor, ceiling light and radiator.

Kitchen Diner

6.02m x 4.69m (19'9" x 15'4")

Carpet and tiled floor, uPVC double glazed windows and door, fitted wall and base units, integrated electric oven and four ring gash hob, extractor fan, one and a half bowl sink and drainer, dishwasher, ceiling lights and radiators.

First Floor Landing

Carpet, radiator, smoke alarm and cupboard housing hot water tank.



**Lounge****5.93m x 3.02m (19'5" x 9'10")**

Carpet, uPVC double glazed window and Juliet balcony, radiators, ceiling lights and feature fireplace.

Bedroom One**3.84m x 2.74m (12'7" x 8'11")**

Carpet, uPVC double glazed window, fitted wardrobes, ceiling light and radiator.

Ensuite

Carpet, low level WC, pedestal wash hand basin, mains shower, tiled splashback, extractor, uPVC double glazed window and ceiling light.

Bedroom Four**2.74m x 1.99m (8'11" x 6'6")**

Carpet, ceiling light, radiator and uPVC double glazed window.

Second Floor Landing

Carpet, Velux window, loft access, smoke alarm, ceiling light and cupboard housing Ideal Logic gas fired boiler.

Bedroom Two**4.25m x 3.06m (13'11" x 10'0")**

Carpet, fitted wardrobe, uPVC double glazed window, radiator and ceiling light.

Bedroom Three**2.42m x 3.67 (7'11" x 12'0")**

Carpet, fitted wardrobes, ceiling light, uPVC double glazed window and radiator.

Bathroom

Carpet, low level WC, pedestal wash hand basin, bath with mains shower over, tiled splashbacks, uPVC double glazed window, radiator, ceiling light and extractor.

OUTSIDE

Front- driveway leading to a garage and lawned area.

Rear- laid to lawn with tap.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: TBC

COUNCIL TAX BAND

Council tax band: C

VIEWINGS

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

ADDITIONAL INFORMATION

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

T: 01522 716204

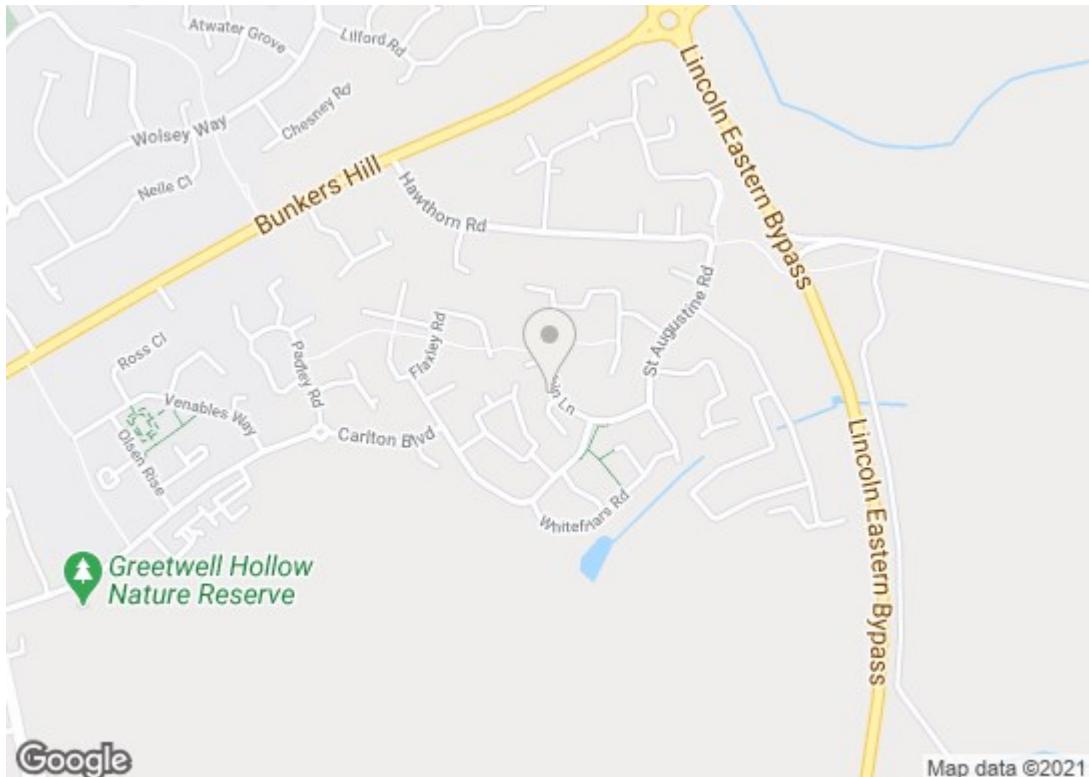
E: daniel@mountandminster.co.uk





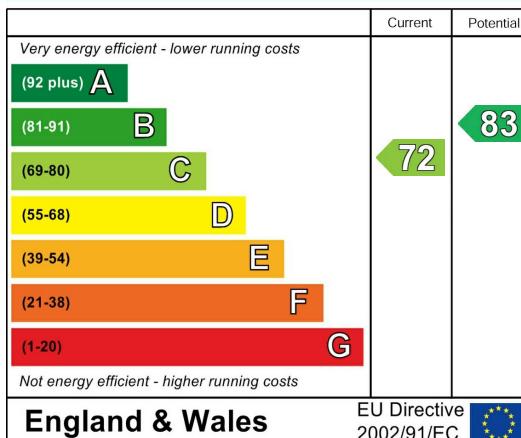
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

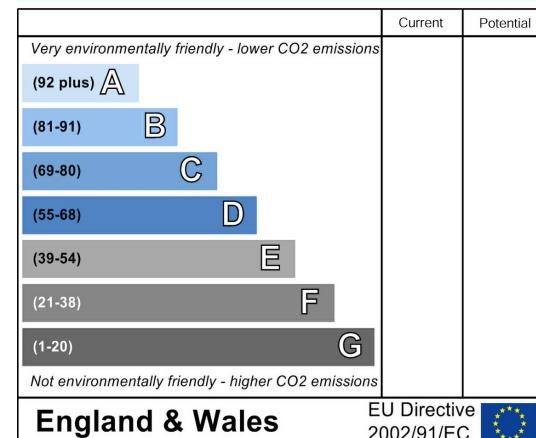


Google

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

MOUNT & MINSTER