



Bailgate
Lincoln

MOUNT & MINSTER

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INTRODUCTION

An impressive Grade II listed character townhouse located in the heart of the popular Bailgate area of Lincoln. The property benefits from accommodation comprising: Entrance Hall, Lounge, Sitting Room, Breakfast Kitchen, Three Bedrooms, Bathroom and Shower Room, Outside there is an enclosed rear garden and WC.

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

Parquet floor, wooden door, under stairs cupboard, ceiling light and radiator.

Lounge

4.35m x 3.18m (14'3" x 10'5")

Wood floor laminate, feature fireplace and beams, wooden sash window, radiator and ceiling light.

Sitting Room

4.28m x 3.02m (14'0" x 9'10")

Wood floor laminate, two wooden windows, feature beam, radiator, ceiling light and stairs to the first floor.

Breakfast Kitchen

4.95m x 3.22m (16'2" x 10'6")

Laminate floor, fitted wall and base units, integrated NEFF oven, microwave, four ring gas hob, fridge, freezer, dishwasher and extractor, one and a half sink with drainer, two ceiling lights, uPVC double glazed patio door, exposed brick wall, two radiators, breakfast bar and tiled splashback.

First Floor Landing

Carpet, radiator, loft access, ceiling light and storage cupboard with Ideal Logic gas boiler.

Bedroom One

4.38m x 3.65m (14'4" x 11'11")

Carpet, ceiling light, sliding wooden window, radiator, feature beam and built-in wardrobe.





Bedroom Two

3.87m x 3.12m (12'8" x 10'2")

Carpet, ceiling light, radiator, wooden window, under stairs cupboard and built-in wardrobe.

Bathroom

2.69m x 2.34m (8'9" x 7'8")

Laminate floor, bath with mains shower, vanity wash hand basin, radiator, uPVC double glazed window, tiled splashback and recessed spotlights.

Shower Room

2.23m x 1.69m (7'3" x 5'6")

Laminate floor, low level WC, heated towel rail, mains shower, uPVC double glazed window, pedestal wash hand basin and recessed spotlights.

Second Floor

Bedroom Three

7.42m x 4.57m (24'4" x 14'11")

Carpet and wood floor, feature beams, three radiators, wooden window, loft access and four ceiling lights.

OUTSIDE

Rear enclosed rear garden which is predominately laid to lawn with a patio and outside WC. One car parking space is available at Bail House Hotel gated car park at £75.00 a month or two spaces at £125.00.

ENERGY PERFORMANCE CERTIFICATE

EPC: Exempt

COUNCIL TAX BAND

Council tax band: D

SERVICES

The property is centrally heated throughout. 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.

PARTICULARS

Drafted following clients' instructions of January 2019.

VIEWINGS

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

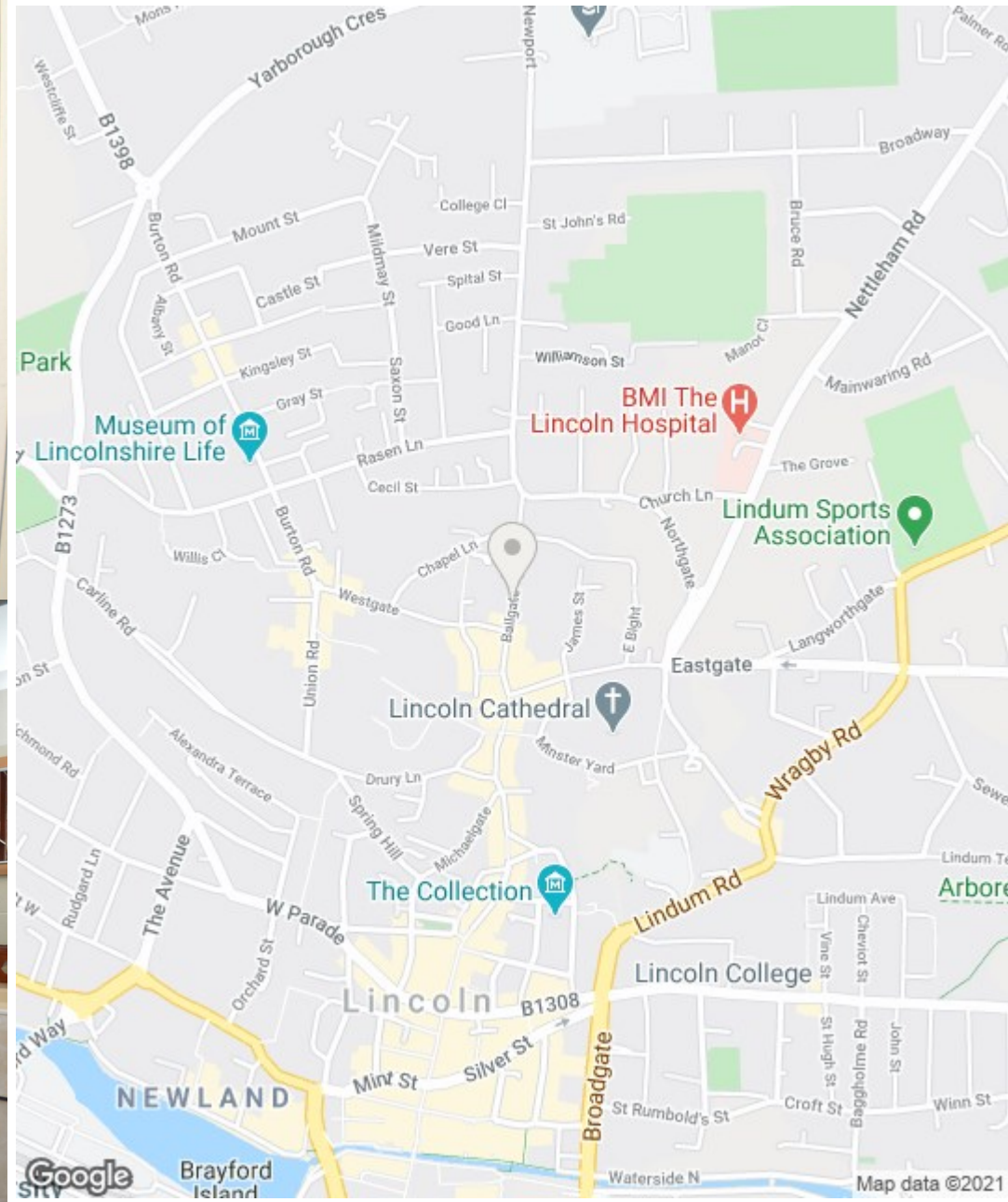
ADDITIONAL INFORMATION

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