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Bailgate  
Lincoln

MOUNT & MINSTER

# Bailgate

## Lincoln

- Two Double Bedrooms
- Two Reception Rooms
- Kitchen; Shower Room
- Enclosed Courtyard Garden
- Planning Permission for Outbuilding Conversion
- Ref:2020/0156/RD
- No Onward Chain
- Popular City Location

### INTRODUCTION

Located in the highly popular Bailgate area of Lincoln, this property offers the unique opportunity purchase a two bedroom townhouse with planning permission to convert the rear outbuilding into a one bedroom, self contained dwelling. The accommodation currently comprises; Lounge, Dining Room, Kitchen, Shower Room and Two Bedrooms. Outside there is an enclosed courtyard with pedestrian access onto Bailgate. The planning permission provides for; Open Plan Lounge Kitchen, Bedroom and Shower Room.

### 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

#### Lounge

**4m x 3.52m (13'1" x 11'6" )**

Solid wood floor, wooden door and double glazed window, feature fireplace, built-in cabinet, ceiling light, radiator and half wall panelling.

#### Dining Room

**3.45m x 2.72m (11'3" x 8'11" )**

Tiled floor, radiator, ceiling light, uPVC double glazed French doors, cupboard and stairs to the first floor.





### **Kitchen**

**2.93m x 1.85m (9'7" x 6'0" )**

Tiled floor, fitted base units, Belfast sink, electric oven and hob, extractor, uPVC double glazed door and window, tiled splashback, recessed spotlights, loft access and radiator.

### **Lobby**

Tiled floor, recessed spotlight, space and plumbing for a washing machine, Ideal logic gas fired boiler and space for a fridge freezer.

### **Shower Room**

**1.68m x 1.88m (5'6" x 6'2" )**

Tiled floor, low level WC, electric shower, pedestal wash hand basin, radiator, ceiling light and extractor.

### **First Floor Landing**

Wooden floor, ceiling light, loft access and uPVC double glazed window.

### **Bedroom One**

**4m x 3.54m (13'1" x 11'7" )**

Solid wood floor, ceiling light, radiator and double glazed wooden window.

### **Bedroom Two**

**2.59m x 2.6m (8'5" x 8'6" )**

Carpet, ceiling light, built-in cupboard, radiator and uPVC double glazed window.

### **OUTSIDE**

Rear - courtyard with tap and gated pedestrian accessed onto Bailgate.

### **PLANNING PERMISSION**

Planning permission has been approved for reconstruction of a one bedroom dwelling in the rear garden. Available via Lincoln City Planning Portal, reference number, 2020/0156/RD.

### **METHOD OF SALE**

By way of private treaty.

### **TENURE**

Freehold with vacant possession upon completion.

### **COUNCIL TAX BAND**

Council tax band: B

### **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: D

### **VIEWINGS**

Via sole agents, Mount & Minster LLP, (01522 716204).

### **PARTICULARS**

Drafted following clients' instructions of January 2021.

### **ADDITIONAL INFORMATION**

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

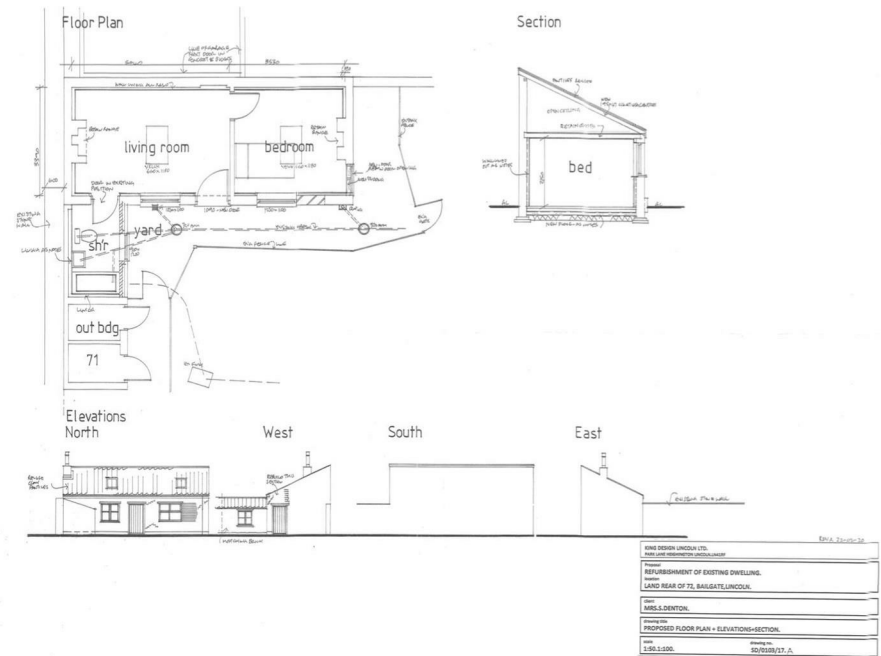
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Bailgate



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