



3 Eastcliff Road

MOUNT & MINSTER



- Popular uphill location
- Four double bedrooms
- Ample off road parking
  - Gated access
- Family/Games room
- Kitchen/Breakfast room
  - Open plan Living
  - Two en-suites
- Enclosed rear garden
  - Family bathroom



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## INTRODUCTION

This well positioned impressive home is within walking distance to the popular Bailgate and Cathedral quarter, and is accessed via electric gates which leads to ample off road parking for several vehicles. The property has been refurbished by the current owners to create a well considered family home and briefly comprises, entrance porch, downstairs WC, games/family room, kitchen, and open plan dining/living room. To the first floor there is an impressive principle bedroom which has its own en-suite shower room and dual walk in wardrobes, along with a further three double bedrooms, en-suite and family bathroom. The property further benefits from an enclosed walled garden to the rear with Cathedral views.

## LOCATION

There are a number of shops, restaurants and amenities in the Bailgate and Cathedral Quarter of Lincoln. The property is also close to Eastgate Tennis and Bowls Club as well as the Hockey and Cricket Club situated on Wragby Road. There are an number of supermarkets within close proximity and a regular bus service. Additional transport links include the train station and a short drive to the A46 Lincoln Bypass giving access to the A1 Motorway at Newark.

## OUTSIDE

The property is accessed via electric gates which provides ample parking for several vehicles.

To the rear the enclosed walled garden is primarily laid to lawn with mature shrubs and patio area ideal for alfresco dining and entertaining.

## SCHOOLS

There is an array of nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Good with school buses collecting and delivering students from the centre of the city

## ACCOMMODATION

### Entrance porch

Carpet, access to loft space, recessed ceiling lights.

### Downstairs WC

Tiled flooring, uPVC double glazed window to front, wall mounted sink, wall mounted WC, part tiled, extractor, radiator, recessed ceiling light, built in storage cupboard.

### Games/family room

Oak flooring, radiators x 3, uPVC double glazed windows to rear, aluminum frame obscure double glazed windows and French doors to front, recessed ceiling lights.





**Kitchen**

Oak flooring, range of wall and base units with oak work surfaces over, Belfast sink, induction hob, integrated oven and microwave, fridge freezer and dishwasher, space and plumbing for washing machine, 2 x radiators, recessed ceiling lights, feature lighting, uPVC double glazed French doors provide access to the garden.

**Open plan dining/living room**

Oak flooring, aluminum double glazed bi-fold doors opening out onto the patio and garden, understairs storage cupboard, stairs rising to first floor landing, pedestrian access door to front, uPVC double glazed window to rear, 2 x radiators, log burning stove, ceiling and wall lights.

**Landing**

uPVC double glazed window to front, carpet, ceiling light, storage cupboard and further cupboard housing boiler.

**Principle bedroom with en suite**

Carpet, exposed beamwork, recessed ceiling lights along with ceiling light, radiator x 3, uPVC double glazed windows to rear, dual walk in dressing areas both with radiators and recessed ceiling lights.

**En suite**

Tiled flooring, radiator, pedestal wash hand basin, low level WC, walk in shower cubicle, fully tiled with mains shower over extractor.

**Bedroom two**

Carpet, dual aspect uPVC double glazed windows to front and side, radiator, ceiling light.

**En suite**

Tiled flooring, uPVC double glazed windows to front, part tiled, fully tiled shower cubicle with mains shower over, pedestal wash hand basin, radiator, extractor, recessed ceiling lights.

**Bedroom Three**

Carpet, uPVC double glazed windows to rear, radiator, ceiling light.

**Bedroom four**

Carpet, uPVC double glazed windows to rear, radiator, ceiling light.

**Family bathroom**

Tiled flooring, radiator, pedestal wash hand basin, low level WC, uPVC double glazed window to rear, claw foot bath with hand held shower attachment, recessed ceiling lights, extractor.

**METHOD OF SALE**

Freehold with vacant possession on completion.

**COUNCIL TAX BAND**

Band: D

Lincoln City Council



**ENERGY PERFORMANCE CERTIFICATE**

Rating: C

**SERVICES**

Mains gas, electricity, water and drainage.

**VIEWINGS**

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

**PARTICULARS**

Drafted following clients' instructions of May 2025.

**ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:

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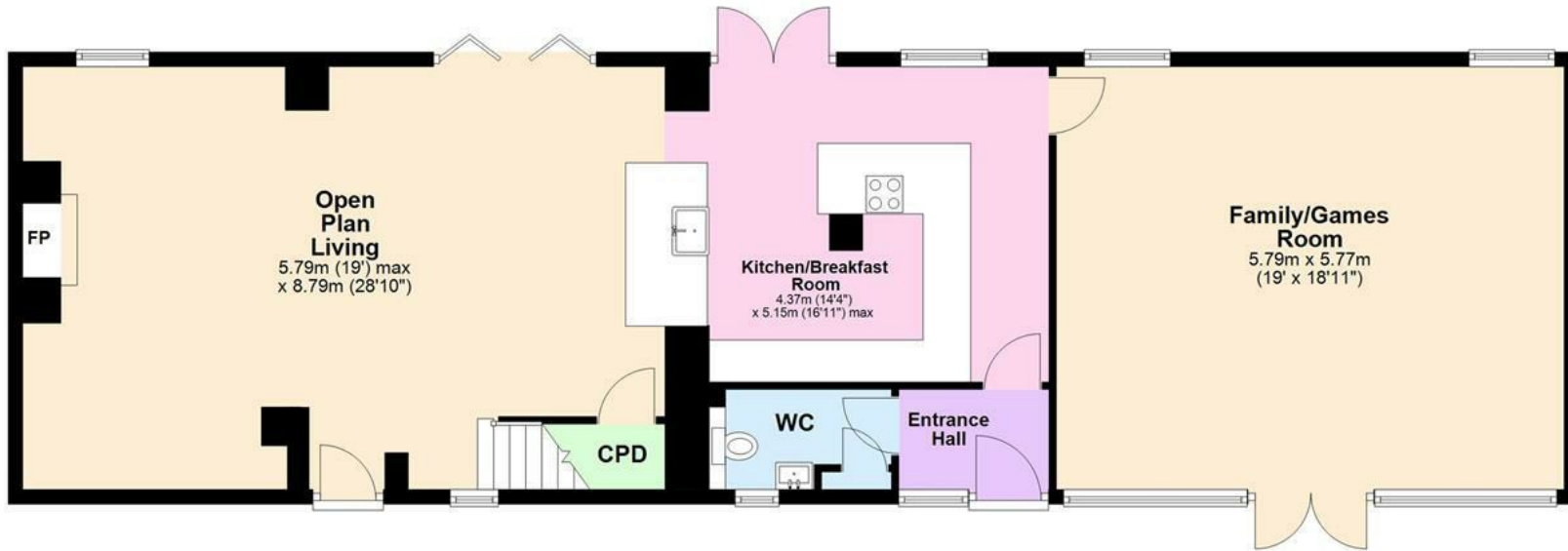
**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



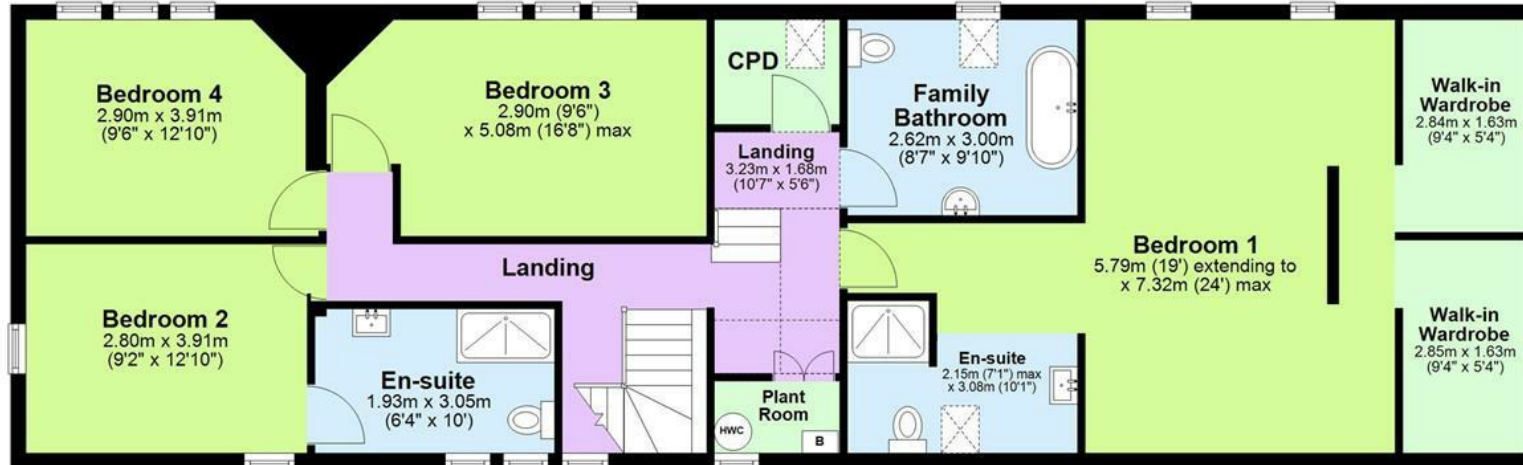
### Ground Floor

Approx. 112.7 sq. metres (1213.3 sq. feet)



### First Floor

Approx. 116.2 sq. metres (1250.5 sq. feet)



Total area: approx. 228.9 sq. metres (2463.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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