



Drury Lane
Lincoln

MOUNT & MINSTER

Drury Lane

Lincoln

- Mid Terrace House
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Courtyard
- Superb views of the Castle and Cathedral
- No Onward Chain

INTRODUCTION

A two bedroom terrace house which is located in a highly sought after Uphill area Lincoln and benefits from being recently redecorated. With views of the Cathedral and Castle, the property has accommodation comprising; Lounge, Kitchen, Two Bedrooms and Bathroom. Outside is a rear patio space

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

4.68m x 3.20 (15'4" x 10'5")

Laminate floor, wooden door and sash window, two ceiling lights, radiator and under stairs cupboard.





Kitchen

3.42m x 1.96m (11'2" x 6'5")

Laminate floor with underfloor heating, wooden window and door, fitted wall and base units, stainless steel sink plus drainer, integrated oven, microwave and hob, extractor, breakfast bar and Worcester gas fired boiler.

First Floor

Bedroom One

1.87m x 3.22m (6'1" x 10'6")

Carpet, window sash window, radiator and ceiling light.

Bathroom

1.87m x 1.46m (6'1" x 4'9")

Laminate floor, bath with electric shower over, low level WC, vanity wash hand basin, heated towel rail, wooden window and recessed spotlights.

Bedroom Two

4.62m x 3.24m (15'1" x 10'7")

Carpet, wall lights, uPVC double glazed dormer window and radiator.

OUTSIDE

Rear patio space with wall planters.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC: Exempt

COUNCIL TAX BAND

Council tax band: A

SERVICES

The property is centrally heated throughout. Mains gas, water, electricity and drainage are 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 October 2020.

VIEWINGS

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

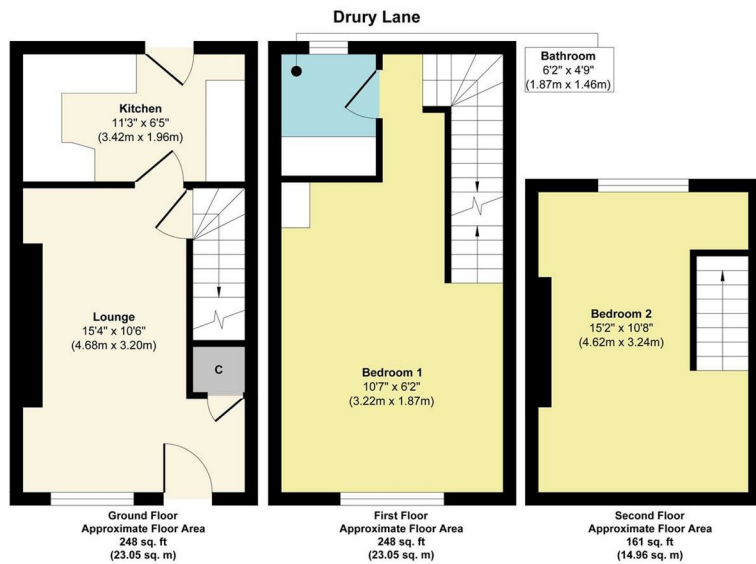
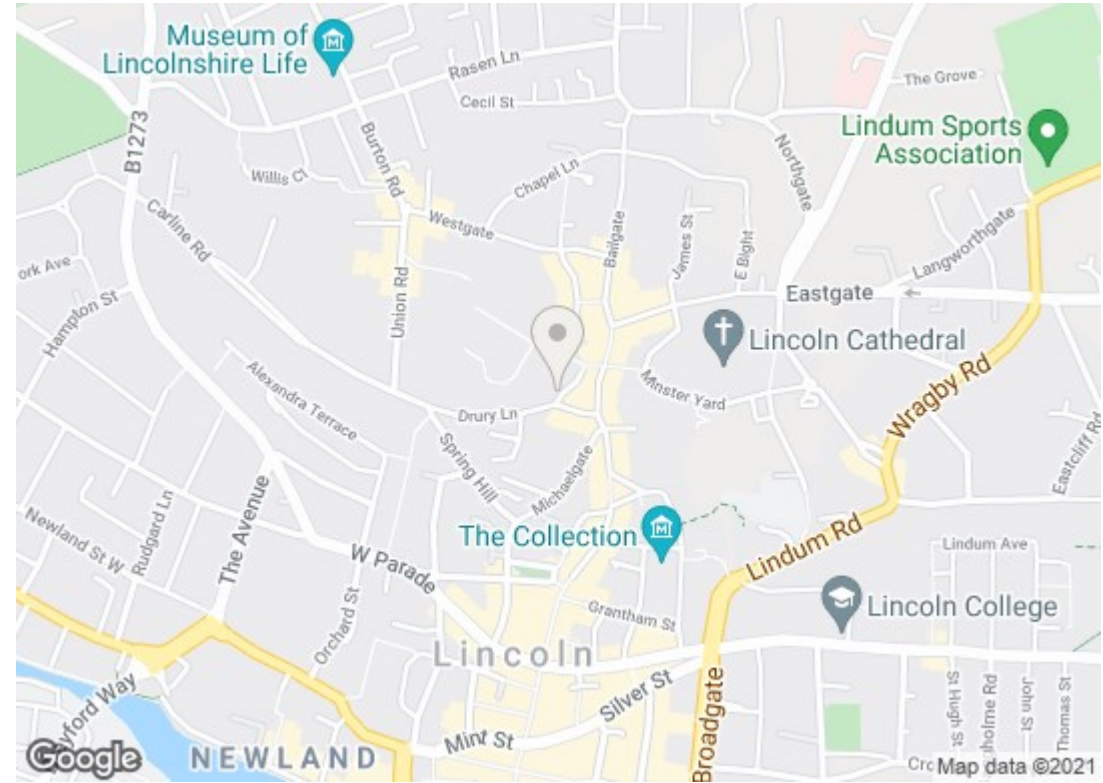
ADDITIONAL INFORMATION

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

T: 01522 716204

E: daniel@mountandminster.co.uk





Approx. Gross Internal Floor Area 657 sq. ft / 61.06 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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

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

