



Bailgate  
Lincoln

MOUNT & MINSTER

# Bailgate

Lincoln

- Beautifully Presented Period Property
- Accommodation Over Three Storeys
- Three Reception Rooms
- Three Double Bedrooms
- Ensuite To Master
- Outside Rear Garden
- Popular Bailgate Location

## INTRODUCTION

Located in the popular Bailgate area of Lincoln, this impressive period property boasts spacious accommodation throughout. Internally, the property comprises: Entrance Hall, Dining Room, Kitchen, Family Room, WC, First Floor Landing, Living Room, Bedroom, Bathroom, Second Floor Landing, Two Bedrooms and Ensuite to Master. Outside the rear garden has artificial grass which is enclosed by fencing with a raised patio and outside lights.

## 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 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 Northgate, within easy reach of Lincoln.

## ACCOMODATION

### Entrance Hall

Tiled floor, uPVC double glazed door, ceiling light, smoke alarm and stairs to the first floor.

### Dining Room

**3.66m x 3.33m (12'0" x 10'11")**

Solid wood floor, wooden sash windows with shutters, feature fireplace, ceiling light and radiator.

### Family Room

**3.58m x 3.45m (11'8" x 11'3")**

Tiled floor, feature fireplace, under stairs storage, wooden glazed sash window, ceiling and wall lights.

### Kitchen

**5.75m x 1.67m (18'10" x 5'5")**

Tiled floor, fitted wall and base units, Belfast sink, electric oven, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, radiators, uPVC double glazed windows and door, loft access and ceiling lights



**WC**

Vinyl floor, low level WC, wall mounted wash hand basin, ceiling light, radiator and wooden glazed window.

**First Floor Landing**

Carpet, dado rail, ceiling lights, panelled wall and radiator.

**Living Room****4.2m x 3.35m (13'9" x 10'11")**

Solid wood floor, wooden sash oriel windows with shutters, feature fireplace, fitted cabinets, cornicing and ceiling light.

**Bedroom Three****3.39m x 2.71m (11'1" x 8'10")**

Solid wood floor, uPVC double glazed window, ceiling light, radiator and storage cupboard.

**Bathroom**

Tiled floor, low level WC, pedestal wash hand basin, roll top bath, uPVC double glazed window, extractor, half panelled walls and ceiling light.

**Second Floor Landing**

Carpet, storage cupboard, loft access, ceiling light and dado rail.

**Bedroom One****4.48m x 2.8m (14'8" x 9'2" )**

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

**Ensuite**

Lino floor, low level WC, vanity wash hand basin, mains shower, heated towel rail, ceiling light, tiled walls and extractor.

**Bedroom Two****3.69m x 3.33m (12'1" x 10'11")**

Carpet, wooden glazed window, radiator, ceiling light and shelves.

**Outside**

Rear - artificial grass, enclosed by fencing with a raised patio and outside lights.

**METHOD OF SALE**

By way of private treaty.

**TENURE**

Freehold with vacant possession upon completion.

**ENERGY PERFORMANCE CERTIFICATE**

EPC rating: E

**COUNCIL TAX BAND**

Council Tax Band: D

**VIEWINGS**

Strictly by prior arrangements with the Sole Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of August 2021

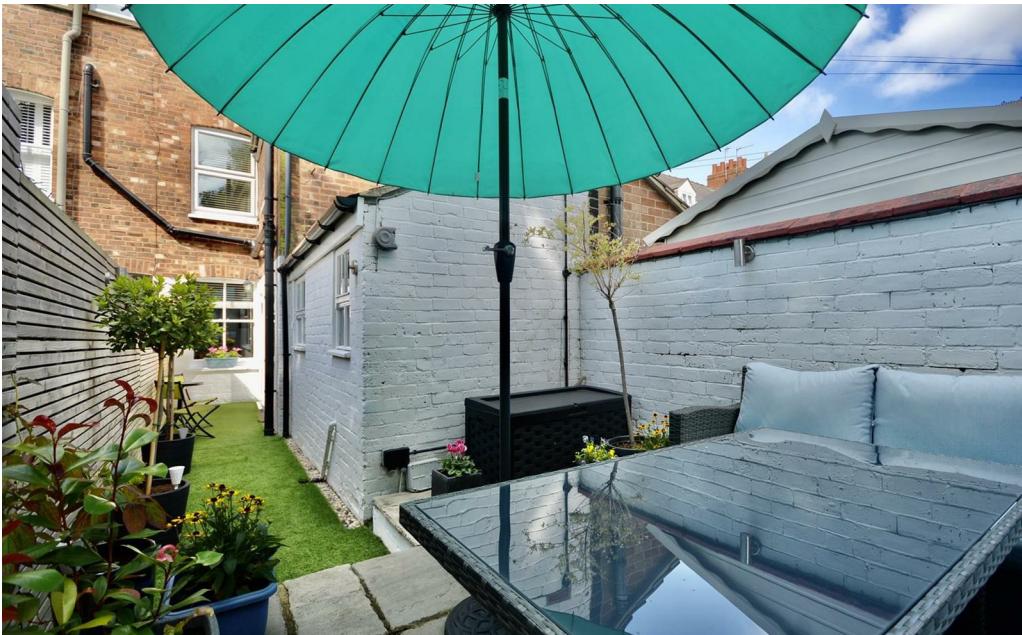
**ADDITIONAL INFORMATION**

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

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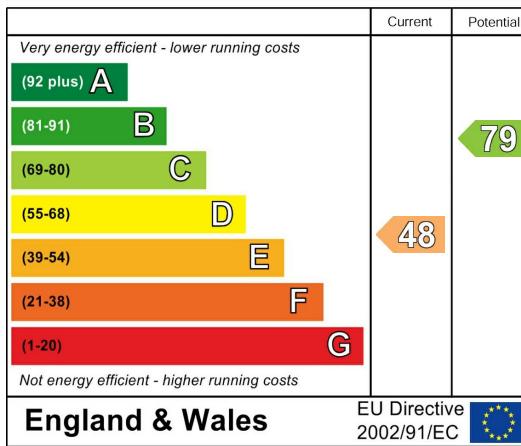
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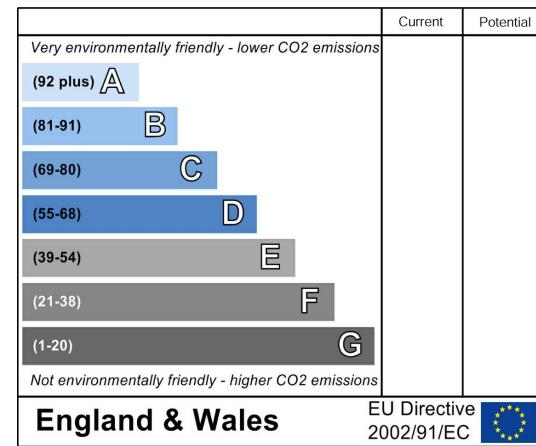
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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