



Cecil Street
Lincoln

MOUNT & MINSTER

Cecil Street

Lincoln

- No onward chain
- Gated off street parking
- Enclosed rear garden
- Three bedrooms
- Shower room
- Lounge
- Dining room
- Kitchen
- Popular uphill location

INTRODUCTION

This traditional three bedroom semi-detached house is situated in Uphill Lincoln, close to the Bailgate and Cathedral Quarter with the additional benefit of gated off street parking. The internal accommodation comprises; hall, lounge, large dining room, and fitted kitchen. To the first floor there are three double bedrooms and shower room. The property is being offered with no onward chain and offers the opportunity to modernise to your own specifications.

LOCATION

The property is situated on Cecil Street, within a few minute's walking distance is the conveniently located Bailgate area, enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and The Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants and 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.

OUTSIDE

The property has an enclosed rear courtyard with seating area, raised border and a garden shed. The property further benefits from gated off street parking.

ACCOMMODATION

Hall

Lounge

14' 3" x 11' 6"

uPVC double glazed windows to the front and side aspects, gas fire set within a feature fireplace and radiator.

Dining room

21' 7" (max) x 12' 4" (max)

uPVC double glazed windows to the front and side aspects, gas fire set within a feature fireplace, understairs storage cupboard and radiator.

Kitchen

12' 6" x 8' 7"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge and cooker, tiled flooring, tiled splashbacks, uPVC double glazed window and door to the front aspect and radiator.



**First floor landing**

uPVC double glazed window to the front, airing cupboard.

Bedroom one

12' 8" x 11' 6"

Two uPVC double glazed windows to the side aspect, radiator.

Bedroom two

12' 0" x 9' 10"

Two uPVC double glazed windows to the front and side aspects, radiator.

Bedroom three

9' 8" x 8' 2"

uPVC double glazed window to the side aspect, radiator.

Shower room

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin on a vanity unit, tiled walls, spotlights, radiator, uPVC double glazed window to the front aspect.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: B

Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SERVICES

All mains services available. Gas central heating.

VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of June 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.

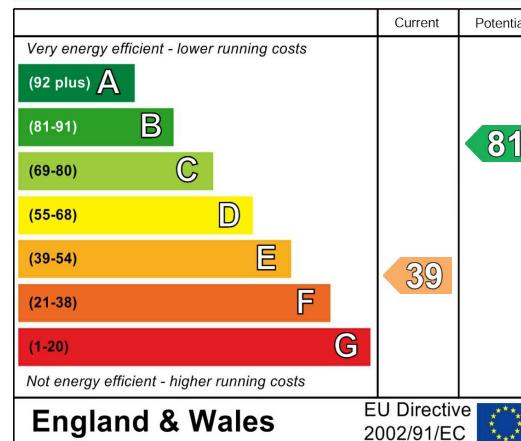




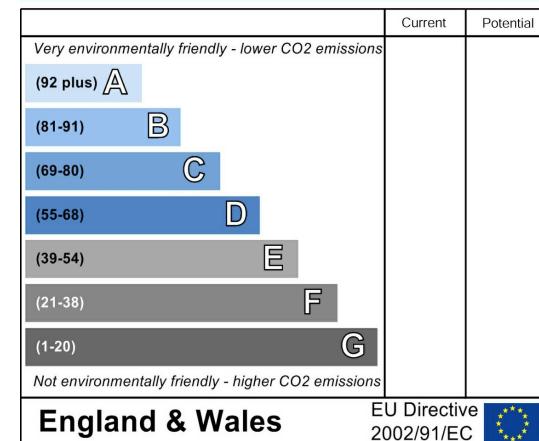
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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