Cecil Street

Lincoln

MOUNT & MINSTER

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- 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, and is being offered with no onward chain and provides the opportunity to modernise to your own specifications. The property is well positioned 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.

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

METHOD OF SALE
The property is offered for sale by Modern Online Auction. Additional details available from the Agents or via our partner Agent, i-am-sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The successful buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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 July 2026.

ADDITIONAL INFORMATION
For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

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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Approx. Gross Internal Floor Area 103.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

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