



Leland Close

MOUNT & MINSTER

INTRODUCTION

A modern semi detached house located in the ever popular and sought after residential area of the Carlton Centre located to the North of Lincoln City Centre. The property offers great access into the city centre, Lincoln County Hospital as well as plenty of on hand local amenities, schools and services. The accommodation comprises; Entrance Hall, WC, Lounge Diner, Three Bedrooms, Bathroom and Ensuite. Outside is an enclosed rear garden with garage.

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

Entrance Hall

WC

Kitchen
10'0" x 6'3"

Lounge Diner
17'8" x 13'6"

First Floor Landing

Bedroom Two
13'7" x 9'8"

Bedroom Three
13'7" x 8'7"

Bathroom
7'1" x 6'6"

Second Floor Landing

Bedroom One
17'4" x 10'0"

Ensuite

OUTSIDE

Front - Driveway leading to garage with electric roller shutter door.

Rear- Enclosed rear garden with patio.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C

COUNCIL TAX BAND

Council tax band: B

VIEWINGS

Via managing agent, Mount & Minster LLP (01522 716204).

PARTICULARS

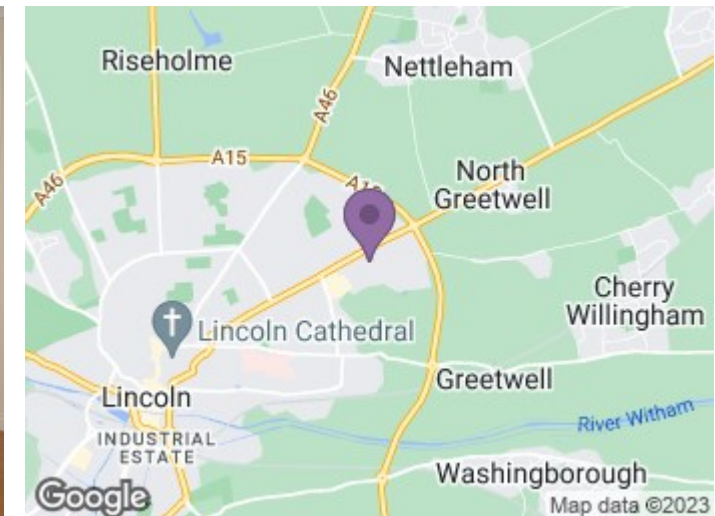
Drafted and photographed following clients' instruction October 2020.

ADDITIONAL INFORMATION

For further details, please contact Megan Boulter at Mount & Minster:

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