



James Street
Lincoln

MOUNT & MINSTER



James Street

Lincoln

One of the most prominent residences in the Cathedral Quarter, this stunning home has been meticulously renovated and modernised by the current owners to create a fine home just meters from the stunning Lincoln Cathedral.

- Grade II Listed
- Cathedral Location
- Three Reception Rooms
 - Five Bedrooms
 - Two Bathrooms
 - Garage
 - Garden
 - Cellar
- Renovated Throughout
 - No Onward Chain



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DESCRIPTION

A glorious Grade II listed property, situated in one of Lincoln's most sought after addresses in the heart of the Cathedral Quarter. This beautiful home has undergone a schedule of modernisation and restoration in recent years to create a warm, welcoming and versatile residence offered with no onward chain. Accommodation briefly includes a drawing room as well as separate family room, an Aga kitchen, five generous bedrooms and two bathrooms.

LOCATION

The property is situated on James Street, an exclusive address immediately opposite the imposing Lincoln Cathedral with stunning views from both the garden and the property itself. Within one 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.



Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.

OUTSIDE



The property is approached via the front door on James Street. There is also a private rear entrance off Eastgate. There is an integral garage to the front of the property, to compliment the additional on street parking which is reserved exclusively for the residents of James Street.

Double doors from the entrance hall lead out to the garden which is predominantly laid to lawn. There is a paved area providing excellent space for outdoor eating and entertaining with views of the Cathedral, together with a summer house at the end of the garden. Further features include trees, flower beds and shrubs, as well as a glorious wisteria climbing up the rear elevation of this special home. There is a storage shed to the rear, as well as a boiler room.

SERVICES

The property benefits from all mains services.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior appointment with Mount & Minster.



James Street, Lincoln



Approx. Gross Internal Floor Area 3623 sq. ft / 336.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Autumn Park Business Centre, Dysart
Road, Grantham, NG32 7EU

Tel: 01476 515 329

Email: info@mountandminster.co.uk

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