25 Friars Mews
Lincoln

MOUNT & MINSTER

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Lincoln

INTRODUCTION

Located in the city centre of Lincoln, this modern apartment benefits from accommodation comprising: Entrance Hall, Open Plan Kitchen Lounge, Two Bedrooms and Bathroom. With a wide range of schools, transport links and other amenities nearby.

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. In the north of the city is the historic bailgate area, 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.

ACCOMMODATION

Entrance Hall

Carpet, radiator, interom system, ceiling light, smoke alarm and built-in cupboard.

Open Plan Kitchen Lounge
5.24m x 5.28m (17'2" x 17'3")

Carpet and vinyl floor, ceiling light, uPVC double glazed window, uPVC french doors, Juliet balcony, fitted wall and base units, electric oven and hob, stainless steel sink and drainer with chrome mixer tap, space and plumbing for dishwasher, space and plumbing for a washing machine, free standing fridge freezer, recessed spotlights, smoke alarm, extractor and tiled splashback.

Bedroom One
3.80m x 3.91m (12'5" x 12'9")
Carpet, ceiling lights, uPVC double glazed window and radiator.

Bedroom Two
2.61m x 3.60m (8'6" x 11'9")
Carpet, uPVC double glazed window, radiator and ceiling light.

Bathroom
2.30m x 1.81m (7'6" x 5'11")
Vinyl floor, bath with mains shower, low level wc, electric heated towel rail, pedestal wash hand basin with chrome mixer tap, tiled splashback, extractor and recessed spotlights.

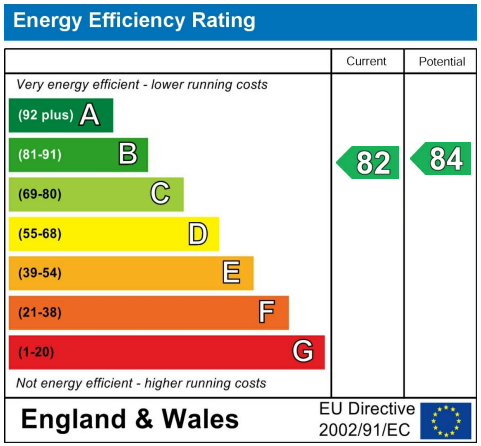
COUNCIL TAX BAND
Council Tax Band: B

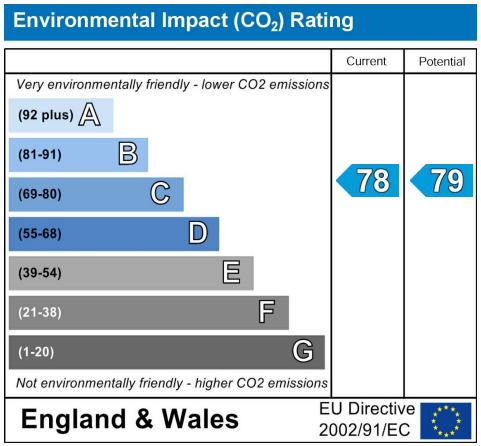
ENGERGY PERFORMANCE CERTIFICATE
EPC Rating B

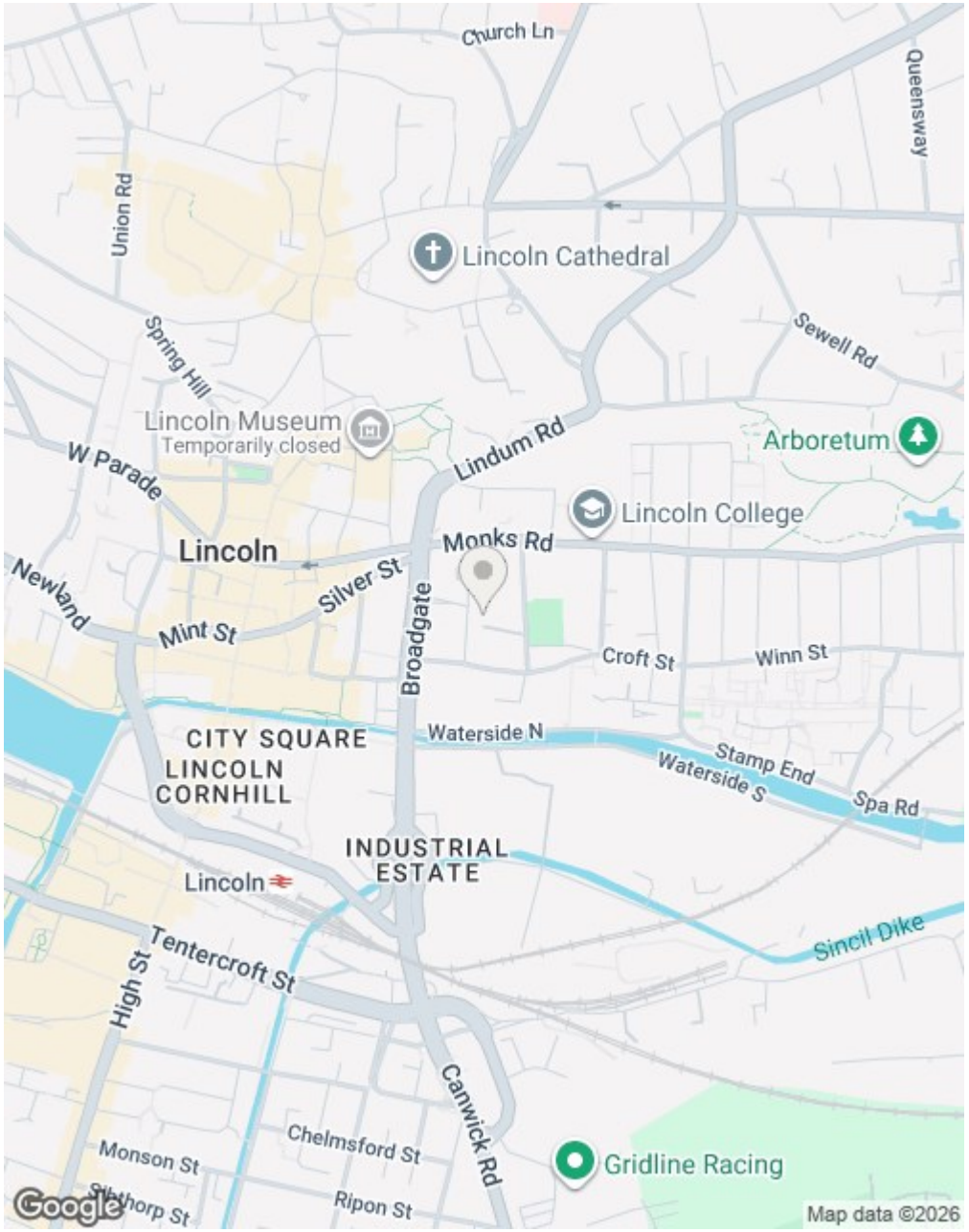
PARTICULARS
Drafted and photographs taken following clients' instructions of March 2022.

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

ADDITIONAL INFORMATION
For further details please contact Megan Boulter at Mount & Minster.
T: 01522 716204
E: megan@mountandminster.co.uk







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

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