



19 Wainwell Mews  
Lincoln

MOUNT & MINSTER

# Wainwell Mews

A well positioned three storey townhouse located in a small private gated community within walking distance of the Cathedral Quarter and Bailgate independent shopping area. Offering versatile living accommodation with three double bedrooms.

- Desirable uphill location
- Private gated community
- Three bedrooms
- Enclosed rear courtyard garden
- Two car parking spaces
- En suite
- Two reception rooms
- Kitchen
- Family bathroom
- No onward chain





#### **INTRODUCTION**

This spacious family home is situated just off Greetwell Gate, offers a fantastic location with easy access to a wide range of amenities within walking distance. Benefiting from three double bedrooms, the master also includes its own en-suite. There is also a fitted kitchen, two reception rooms and a family bathroom. Externally, there is an enclosed low maintenance garden to the rear and parking for two cars to the front. The property offers the opportunity to modernise if desired and is being offered with no onward chain.

#### **LOCATION**

Situated within easy access to the popular Bailgate and Cathedral Quarter of Lincoln where there are a number of shops, restaurants and amenities. The property is also close to Eastgate Tennis and Bowls Club as well as the Hockey and Cricket Club situated on Wragby Road. There are a number of supermarkets within close proximity and a regular bus service. Additional transport links include the Train Station and a short drive to the A46 Lincoln Bypass giving access to the A1 Motorway at Newark.

#### **SCHOOLS**

There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Good with school buses collecting and delivering students from the centre of the city

#### **OUTSIDE**

To the front there is a block paved driveway providing parking, to the rear there is a low maintenance enclosed courtyard garden with a garden shed.

#### **METHOD OF SALE**

Freehold with vacant possession on completion.

#### **TENURE**

Freehold with vacant possession.

There is a service charge of £60.00 a month

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating: C

#### **COUNCIL TAX BAND**

Band: D  
Lincoln City Council

#### **SERVICES**

Mains gas, electricity, water and drainage.

#### **VIEWINGS**

By prior arrangement with the Agents (01522 716204).

#### **PARTICULARS**

Drafted following clients' instructions of June 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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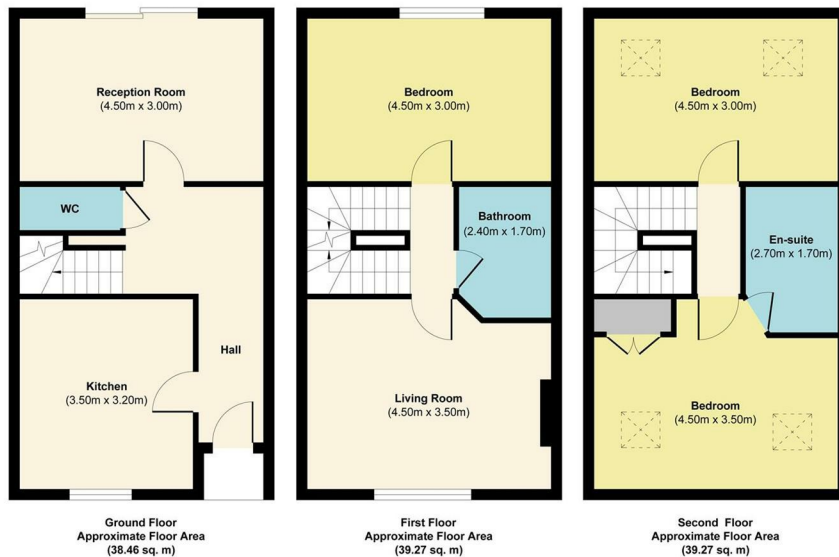


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

