



Brant Road  
Waddington

MOUNT  
MINSTER  
TO LET  
01522 716 204  
[www.mountminster.co.uk](http://www.mountminster.co.uk)

MOUNT & MINSTER

## INTRODUCTION

A well presented, three reception room, three bedroom, semi-detached family home. The house features a kitchen diner, an office annex and off-street parking.

## 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 is also home to 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.

## ACCOMMODATION

Entrance Hall, Lounge, Dining Room, Kitchen, Study, Three Bedrooms and Bathroom.

## OUTSIDE

Front - driveway

Rear - laid to lawn with hedges surround with detached office.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: D

## COUNCIL TAX BAND

Council tax band: A

## VIEWINGS

Strictly by prior arrangements with the Sole Agents (01522 716204).

## PARTICULARS

Drafted following clients' instructions of May 2021.



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