



Skellingthorpe Road  
Lincoln

MOUNT & MINSTER



# Skellingthorpe Road

## Lincoln

- Available 24th May
- Two bedroom unfurnished house
- Triple glazed window
- Off road parking
- Great location
- No pets

### INTRODUCTION

Mount and Minster are delighted to bring to the market this bright, airy, and spacious two bedroom unfurnished property. The property is situated in an excellent position with local shops, amenities and good transport links 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. 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

Access from the front garden via a uPVC door leads to the entrance hall with neutral décor, fuse board, alarm control panel, hanging rail

#### DOWNSTAIRS CLOAKROOM

Neutral décor, uPVC triple glazed window, radiator, washbasin, low level WC

#### KITCHEN

Neutral décor, uPVC triple glazed window, radiator, cream fronted cupboards/drawers, mid wood effect worktop, double oven, gas hob, ideal boiler, stainless steel sink, space for washing machine and tall fridge/freezer, borrowed light window looking to the living room







## LIVING ROOM

**6.630 x 3.619 (21'9" x 11'10")**

Neutral décor, uPVC sliding door, curtain track, two radiators, coal effect electric fire, overlooks rear garden, understairs cupboard, built in storage unit with shelving

## HALL/STAIRS/LANDING

Neutral décor, uPVC triple glazed window, two radiators, smoke detector, storage area with two shelves

## BEDROOM ONE

**3.435 x 3.639 (11'3" x 11'11")**

Overlooking rear garden, neutral décor, uPVC triple glazed window, radiator, curtain pole, built in cupboard with shelf/hanging rail

## BEDROOM TWO

**3.092 x 3.560 (10'1" x 11'8")**

Overlooking front garden, neutral décor, uPVC triple glazed window, radiator, curtain pole

## BATHROOM

Neutral décor, uPVC triple glazed window, heated towel rail, P shape bath with curved shower screen, over bath shower control unit, low level WC, pedestal washbasin, extractor fan, loft (no access for tenants) extractor

## OUTSIDE

To the rear crazy paved patio and pathway, shaped lawn, fencing surrounding, raised flowerbeds, wheelie bins, washing line, wall mounted light, gate giving access to front, sheds are to be removed and lawn seeded, solar panels are mounted to the roof but not in use at this property.

To the front it has shared parking, the parking is directly at the front of the property.

## SERVICES

Shared water cost with neighbouring landlord property, this is shared 60% with the landlord and 40% with this property - the cost for this is £32.36pcm until March 2026, this price is subject to change after the specified time frame.

## EPC

EPC RATING: C

## COUNCIL TAX

Council tax band: A

## PARTICULARS

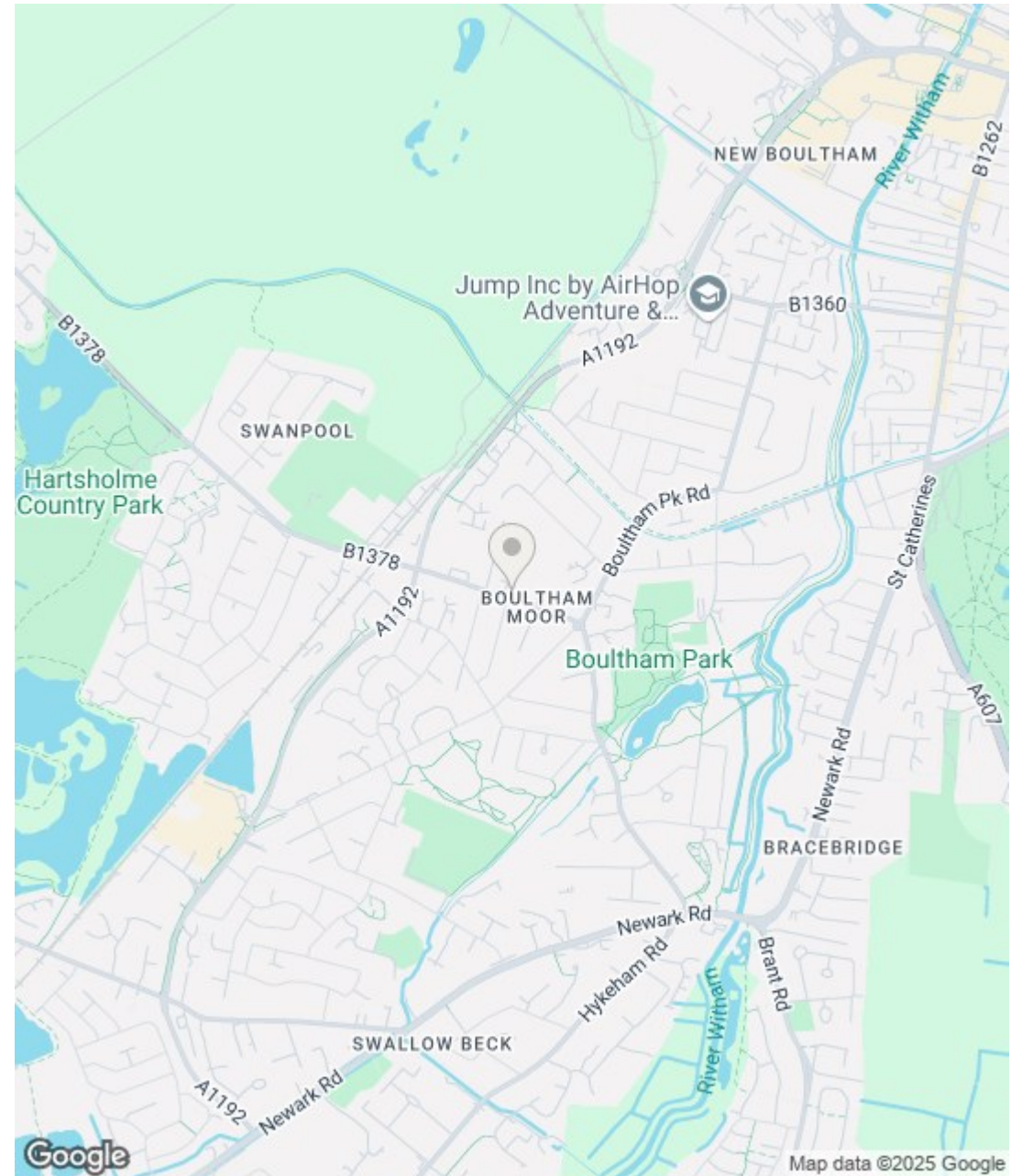
Drafted following clients' instruction of April 2025

## VIEWINGS

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







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