



Bailgate  
Lincoln

MOUNT & MINSTER



# Bailgate

## Lincoln

- No Onward Chain
- Superb Location
- Two Bedrooms
- Kitchen/Dining Room
- Living Room
- Patio Garden
- Investment Opportunity

### INTRODUCTION

This unique superbly situated property within the ever popular Bailgate quarter of Lincoln, briefly comprises of two bedrooms, kitchen/dining room, living room, shower room and WC. Outside the property benefits from a garden with alfresco dining patio area.

### 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 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 Northgate, within easy reach of Lincoln.

### ACCOMMODATION

#### Entrance Porch







### **Kitchen/Dining Room**

Tiled flooring, range of base units, housing Belfast sink with stainless steel mixer taps over, wooden work surfaces over, tiled splashbacks, space for oven, extractor over, feature lighting, window.

### **Dining Area**

Carpet, radiator, window, ceiling light fittings, exposed beamwork.

### **Living Room**

Carpet, uPVC window, radiator, pendant light fitting, open fire with tiled hearth and brick surround.

### **Shower Room**

tiled flooring, water proof panelling,, pedestal wash hand basin, radiator, towel rail, shower cubicle with electric shower over, extractor, window.

### **WC**

Low level WC

### **Bedroom One**

Carpet, radiator, pendant light fitting, wall mounted lights,, window

### **Landing/Study**

carpet, radiator, ceiling feature light fitting.

### **Bedroom Two**

Carpet, radiator, pendant light fitting, window to side and velux offering views of the Cathedral

### **OUTSIDE**

Low maintenance patio garden with mature shrubs, and space for alfresco dining.

### **COUNCIL TAX BAND**

Band: B  
Lincoln City Council

### **ENERGY PERFORMANCE CERTIFICATE**

Rating: E

### **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.





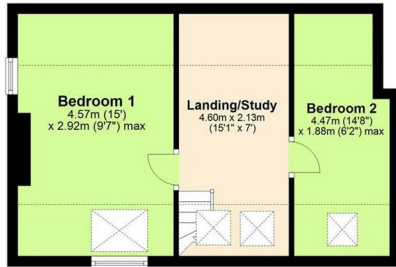
#### Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



#### First Floor

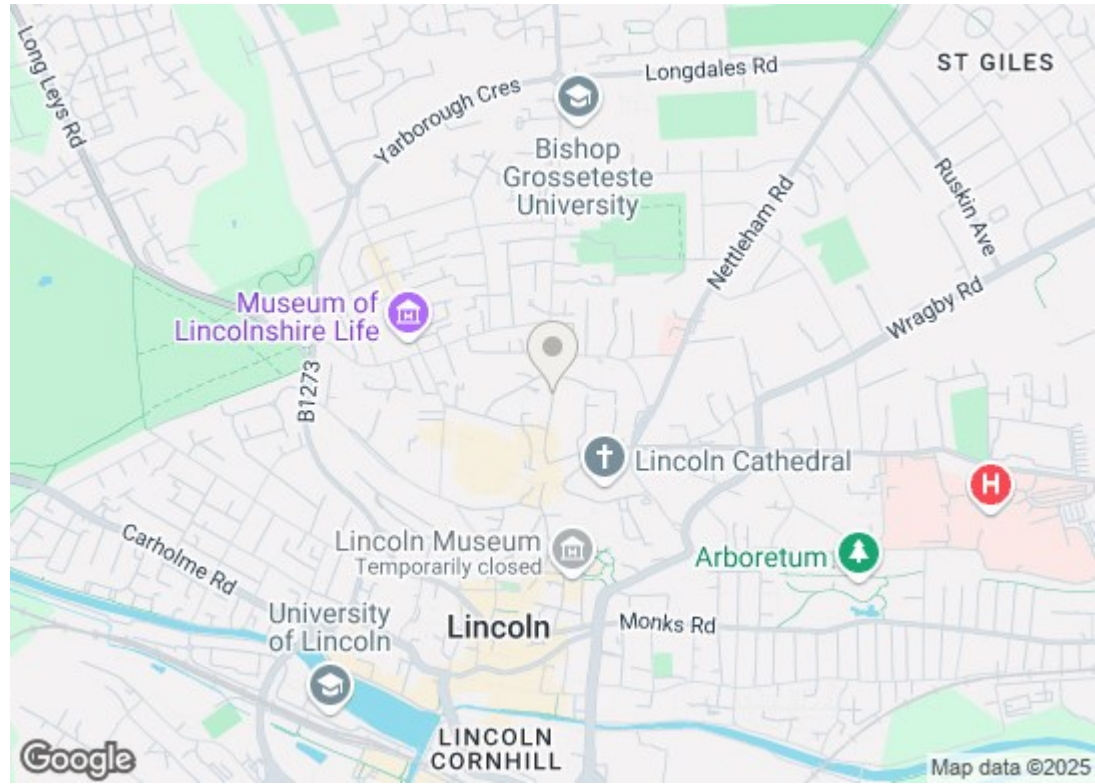
Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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60 1/2 Bailgate, Lincoln



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</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>	<b>48</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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