



Severus Crescent
Lincoln

MOUNT & MINSTER

Severus Crescent

Lincoln

- An appealing 3 storey town house
- Located in the South of the city
- Kitchen, Lounge
- 3 Bedrooms
- 2 Bathrooms
- Enclosed Garden
- Garage
- Viewing Advised

INTRODUCTION

This three bedroom house offers modern and spacious accommodation throughout. The property comprises: Entrance Hall, Downstairs WC, Lounge, Kitchen, 3 Bedrooms, Bathroom and Ensuite Shower Room.

LOCATION

Located in North Hykeham, Severus Crescent is approximately nine miles from the Cathedral City of Lincoln and thirteen miles from the town of Newark. 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.

ACCOMMODATION

Entrance Hall

Downstairs WC

Lounge

4.7m x 4.48m (15'5" x 14'8")

Kitchen

2.55m x 3.29m (8'4" x 10'9")

Oven, hob, extractor hood. Space for a washing machine and dryer.





First Floor Landing

Bedroom Two

2.78m x 4.1m x (9'1" x 13'5"x)

Bedroom Three

2.64m x 3.67m (8'7" x 12'0")

Bathroom

Second Floor Landing

Bedroom One

3.4m x 4.74m (11'1" x 15'6")

Built in wardrobes

Ensuite Shower Room

Outside

Patio doors leading to a predominantly laid to lawn garden with paved area.

ENERGY PERFORMANCE CERTIFICATE

EPC: TBC

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

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

PARTICULARS

Drafted and photographs taken following clients' instructions of March 2023

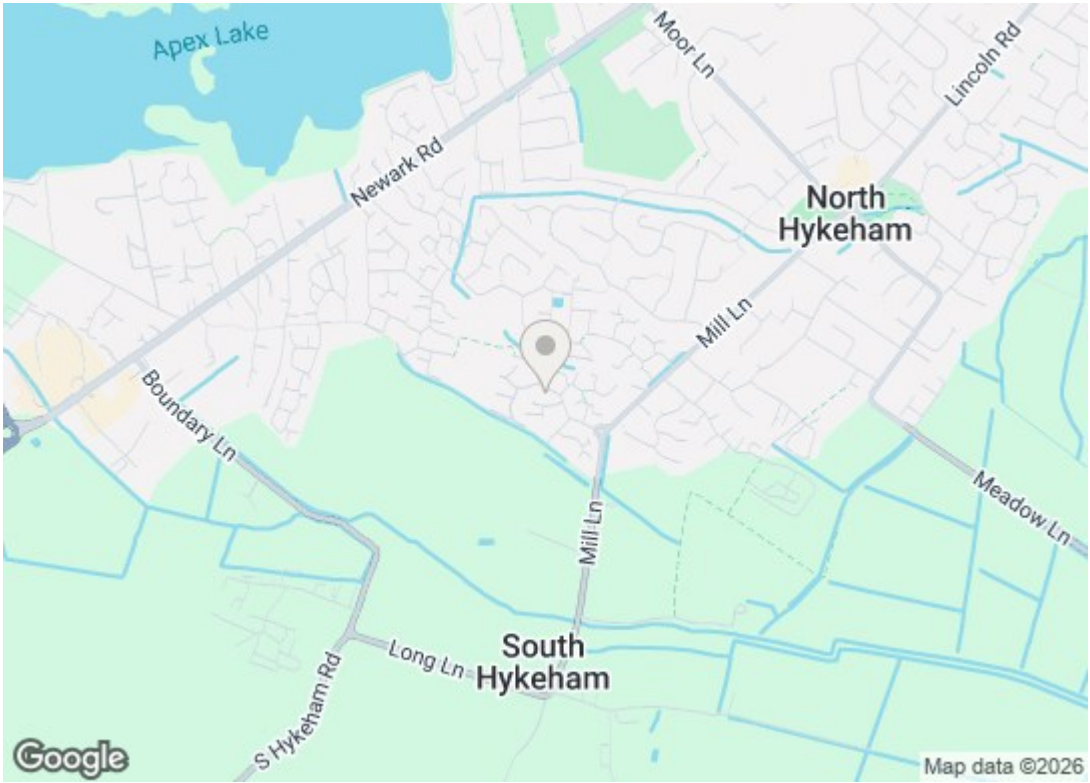
ADDITIONAL INFORMATION

For further details, please contact Megan Boulter at Mount & Minster:

T: 01522 716204

E: megan@mountandminster.co.uk





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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

