



Nettleham Road  
Lincoln

MOUNT & MINSTER



# Nettleham Road

## Lincoln

- Detached House
- Two Bedrooms
- Lounge Kitchen
- Two Bathrooms
- Conservatory
- Fully Furnished
- Available mid December

### INTRODUCTION

This two bedroom fully furnished house is conveniently located just off of the Bailgate and offers modern accommodation. Inside the property is comprised of: Lounge Kitchen, Bathroom, Conservatory, Two Bedrooms and a Shower Room. Call today to arrange a viewing.

### 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







### **Lounge Kitchen**

**4.87m x 2.6m (15'11" x 8'6")**

Washing machine, Bosch oven with hob over, integrated fridge, integrated dishwasher.

### **Conservatory**

**3.69m x 2.97m (12'1" x 9'8")**

### **Bathroom**

**1.65m x 2.41m (5'4" x 7'10")**

### **Bedroom One**

**2.18m x 4.51m (7'1" x 14'9" )**

### **Shower Room**

### **First Floor Landing**

### **Bedroom Two**

**4.53m x 2.90m (14'10" x 9'6" )**

### **ENERGY PERFORMANCE CERTIFICATE**

EPC: E

### **COUNCIL TAX BAND**

Council Tax Band: A

### **VIEWINGS**

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

### **PARTICULARS**

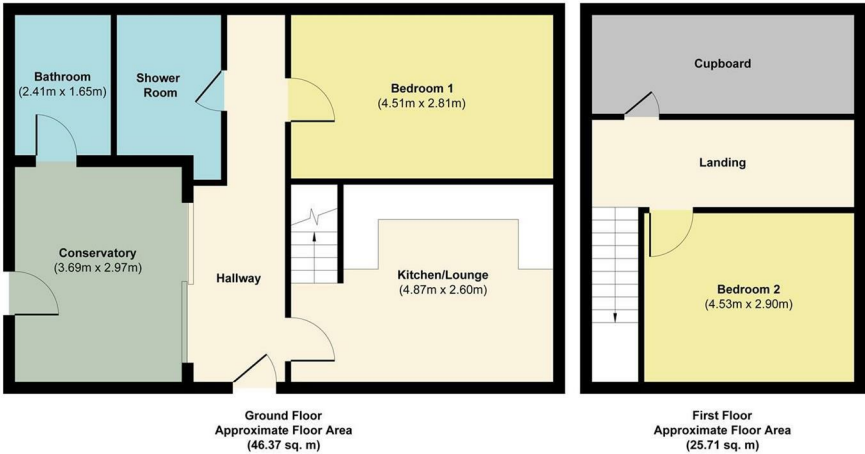
Drafted following clients' instructions of February 2023.



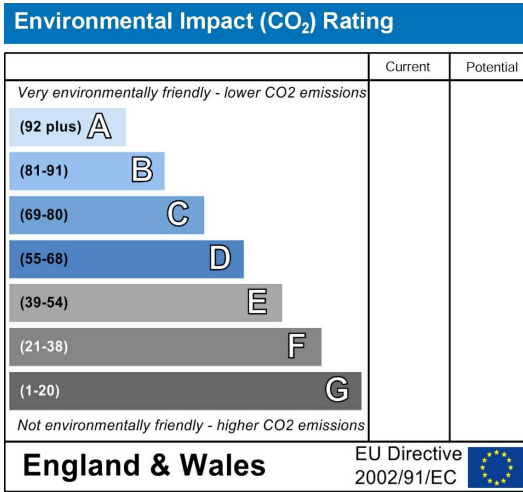
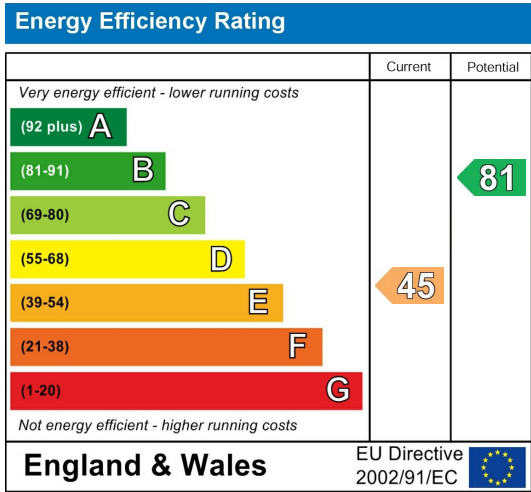
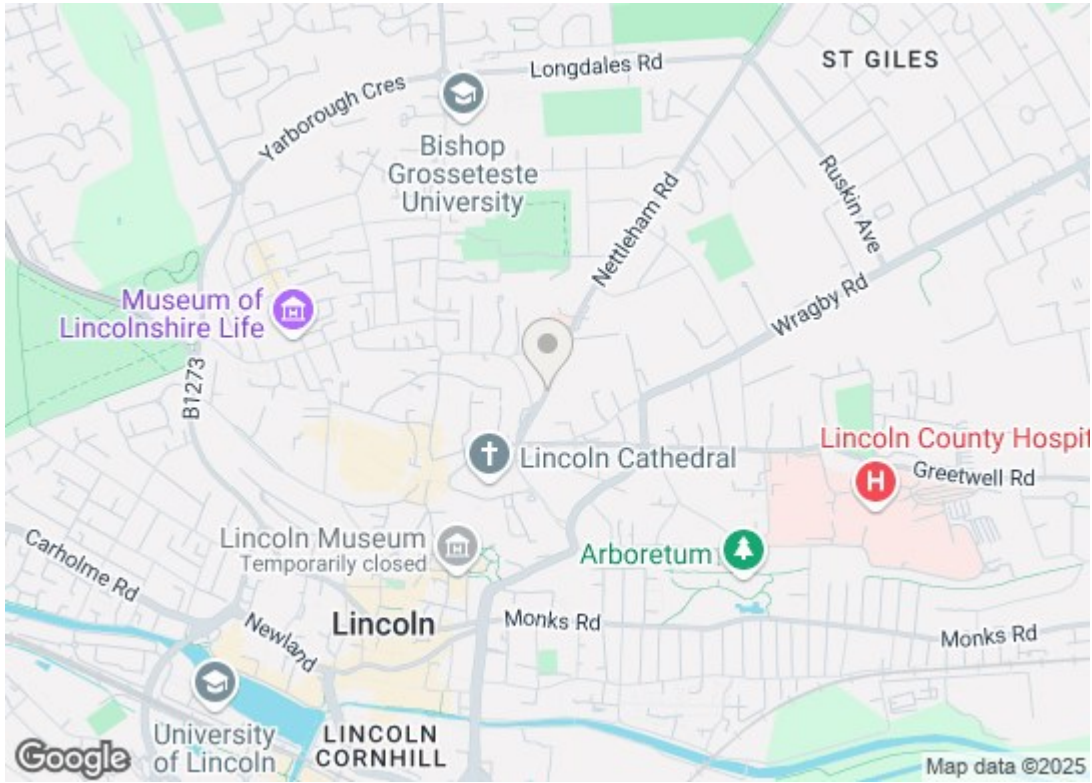




Choir House



Approx. Gross Internal Floor Area 72.08 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.  
Registered in England and Wales. Registration Number: OC398777

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

