



6 Ashlin Grove

MOUNT & MINSTER



A prominent Victorian end of terrace three storey residence located in the popular West End of Lincoln.

- Five bedrooms
- Two reception rooms
- Potential to extend subject to the appropriate consents
- Bathroom and separate shower room with utility
- Popular residential location
- Original features
- Good sized kitchen with separate pantry
- Large enclosed rear garden
 - Off road parking
 - No onward chain



MOUNT & MINSTER

INTRODUCTION

This charming substantial end of terrace three storey residence is set in the heart of the West End of Lincoln, with tree lined streets and only a short stroll away from Lincoln's West Common making this a popular residential location. The property is being offered with no onward chain and briefly comprises entrance hall, living room, lounge, kitchen and laundry/shower room to the ground floor. Whilst to the first floor there are three bedrooms and a family bathroom, with a further two bedrooms to the second floor.

The property has retained many original features including quarry tiled flooring, ornate ceiling roses, and cornicing, and offers the opportunity to reconfigure and extend should you desire subject to the appropriate planning consents. The property further benefits from a HMO Licence should you be interested in the property as an investment opportunity, previously achieving £33,675 for 2024/25 based on full occupancy.

LOCATION

Located within the popular West End area of Lincoln, only a short stroll away from Lincoln's West Common and within walking distance of Lincoln City Centre.

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 Northgate, within easy reach of Lincoln.

SCHOOLS

Excellent schooling is available at both primary and secondary levels, and the University of Lincoln and Bishop Grosseteste University are both nearby.

OUTSIDE

To the front the gates provide access to the driveway which provides off road parking. further gated access from the driveway leads to rear garden.

The enclosed walled rear garden has a good sized patio which can be accessed from the hall/lobby, beyond the patio there is a large external garden storeroom and raised garden which is primarily laid to lawn, making this the perfect spot for entertaining and alfresco dining.

ACCOMMODATION

Entrance Porch

Providing access into the hallway.





Hallway

Quarry tiled flooring, radiator, ceiling light, stairs rising to first floor landing, cupboards housing meters.

Living room

Wooden sash bay window to front, carpet, radiator, inglenook fireplace with wooden surround, tiled inset and heath, wood burning stove, ceiling light.

Lounge/Dining room

Stripped and stained wooden floorboards, wooden sash bay window to rear, fireplace with wooden surround, tiled heath, ceiling light, radiator.

Lobby

Provides access through into the kitchen, pantry/storage cupboard, pedestrian access door to the rear.

Kitchen

Tiled flooring, range of wall and base units, stainless steel sink and drainer, tiled splashbacks, built in storage cupboards, integrated oven with hob, extractor over, space for free standing fridge freezer, space for dishwasher, roll top work surfaces, wooden framed window to side, ceiling light, radiator, walk in pantry cupboard.

Laundry

Tiled flooring, range of wall and base units, work surface over, stainless steel bowl sink, tiled splashback, space and plumbing for washing machine, extractor, ceiling light.

Wc/shower room

Tiled flooring, low level WC, wall mounted sink, window to side fully tiled shower cubicle with mains shower over, extractor, tiled splashbacks, ceiling light.

Landing

Carpet, ceiling light, radiator.

Bedroom one

Carpet, windows to front, ceiling light, radiator, built in wardrobe.

Bedroom two

Windows to side and front, carpet, ceiling light, radiator.

Bedroom three

Carpet, window to rear, radiator, original decorative fireplace, ceiling light.

Bathroom

Wooden window to side, radiator, wooden paneling, ceiling light, low level WC, bath with mains shower over, mermaid board splashback, pedestal wash hand basin, lino flooring, ceiling light, airing cupboard.

Second floor landing

Window to rear, carpet, ceiling light, store room.



Bedroom four

Carpet, window to rear, radiator, ceiling light.

Bedroom five

Carpet, window to front, ceiling light, radiator.

METHOD OF SALE

COUNCIL TAX BAND

Band: D
Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SERVICES

Mains water, drainage, electricity and gas central heating.

TENURE

Freehold.

VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of July 2025.

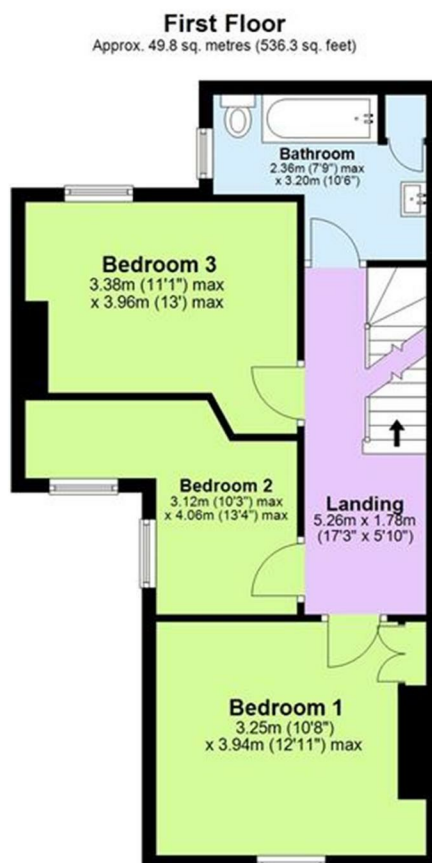
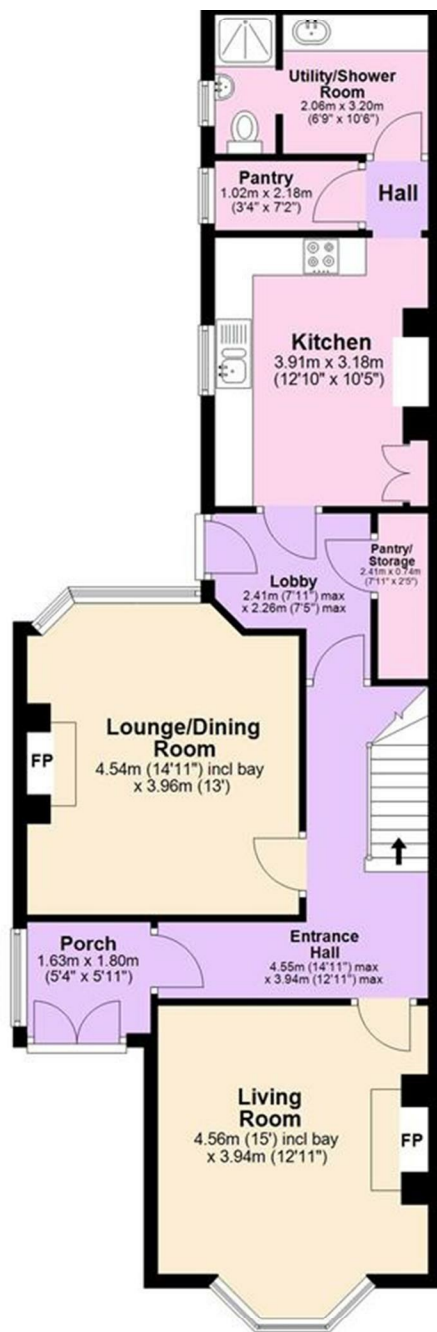
ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk

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.





Total area: approx. 172.6 sq. metres (1858.1 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

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

MOUNT & MINSTER

