



Blackfriars Road
Lincoln

MOUNT & MINSTER

Blackfriars Road

Lincoln

- Modern detached house
- Popular residential location
- close to local facilities
- 3 Bedrooms
- 2 Bathrooms
- Single Garage
- Viewing advised

INTRODUCTION

This three bedroom detached family home is located within the Carlton Centre and has a range of nearby amenities. The spacious accommodation comprises: Entrance Hall, Lounge, Kitchen Diner, Downstairs WC, Three Bedrooms, Ensuite to Master and a further Family Bathroom. Outside there is a predominantly laid to lawn rear garden and to the side of the property there is a driveway which offers parking for multiple cars which leads to a single garage.

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. In the north of the city is the historic bailgate area, 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

Lounge

Kitchen Diner

Downstairs WC

First Floor Landing

Bedroom One

4.3 x 3.05m (14'1" x 10'0")

En-suite Shower Room

Bedroom Two

2.63m x 3.48m (8'7" x 11'5")

Bedroom Three

2.12m x 2.56m (6'11" x 8'4")

Bathroom

Outside

Front- Driveway leading to single garage.
Rear- Predominantly laid to lawn garden.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

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 July 2022.

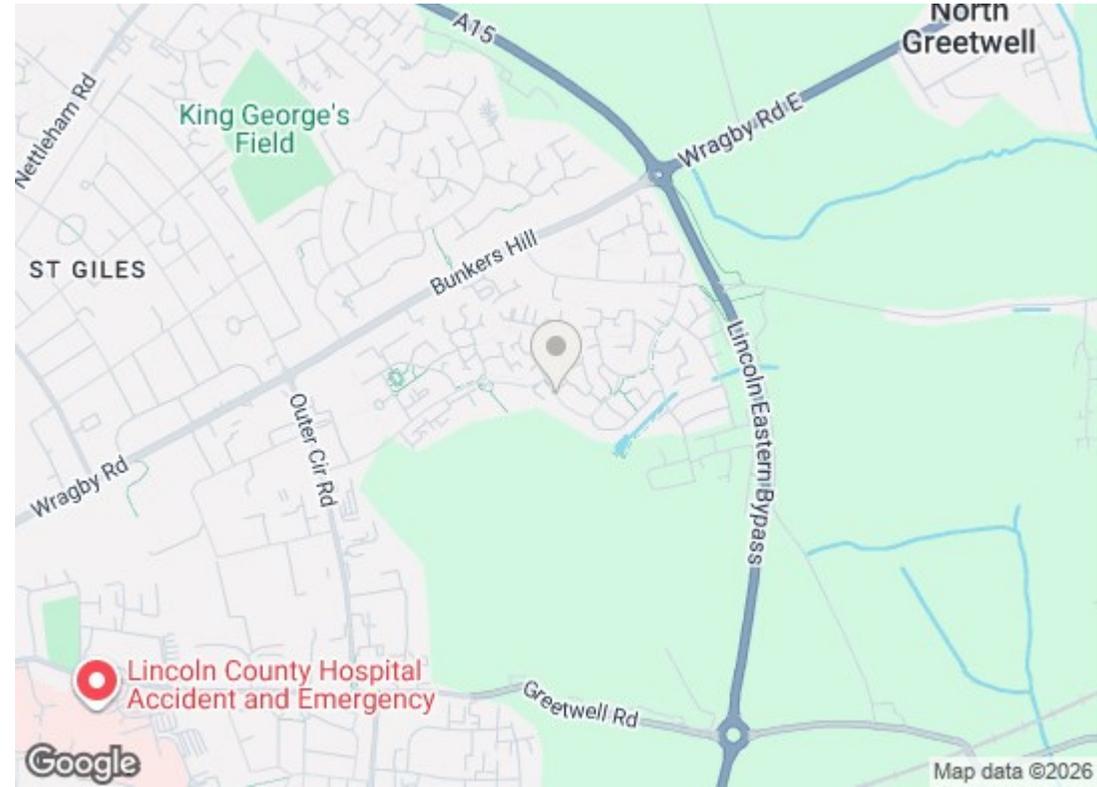
ADDITIONAL INFORMATION

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

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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		
	77	87
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	