

Nettleham Road
Lincoln

MOUNT & MINSTER

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Lincoln

- Sought After Uphill Location
- Detached House
- Open plan living room / kitchen
- Conservatory
- 2 Bedrooms
- 2 Bathrooms
- Furnished
- Viewing Advised

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

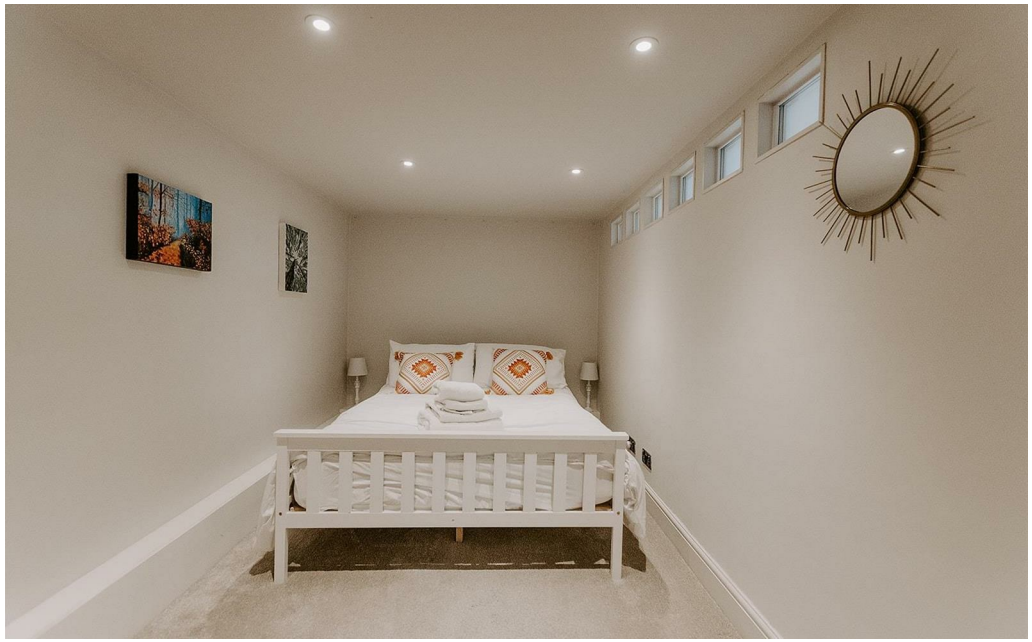
Bedroom Two
4.53m x 2.90m (14'10" x 9'6")

ENERGY PERFORMANCE CERTIFICATE
EPC: E

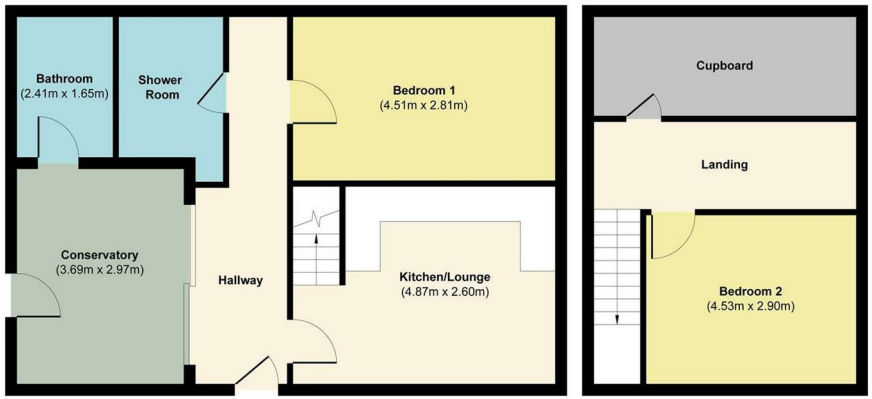
COUNCIL TAX BAND
Council Tax Band: A

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

PARTICULARS
Drafted following clients' instructions of February 2023.



Choir House

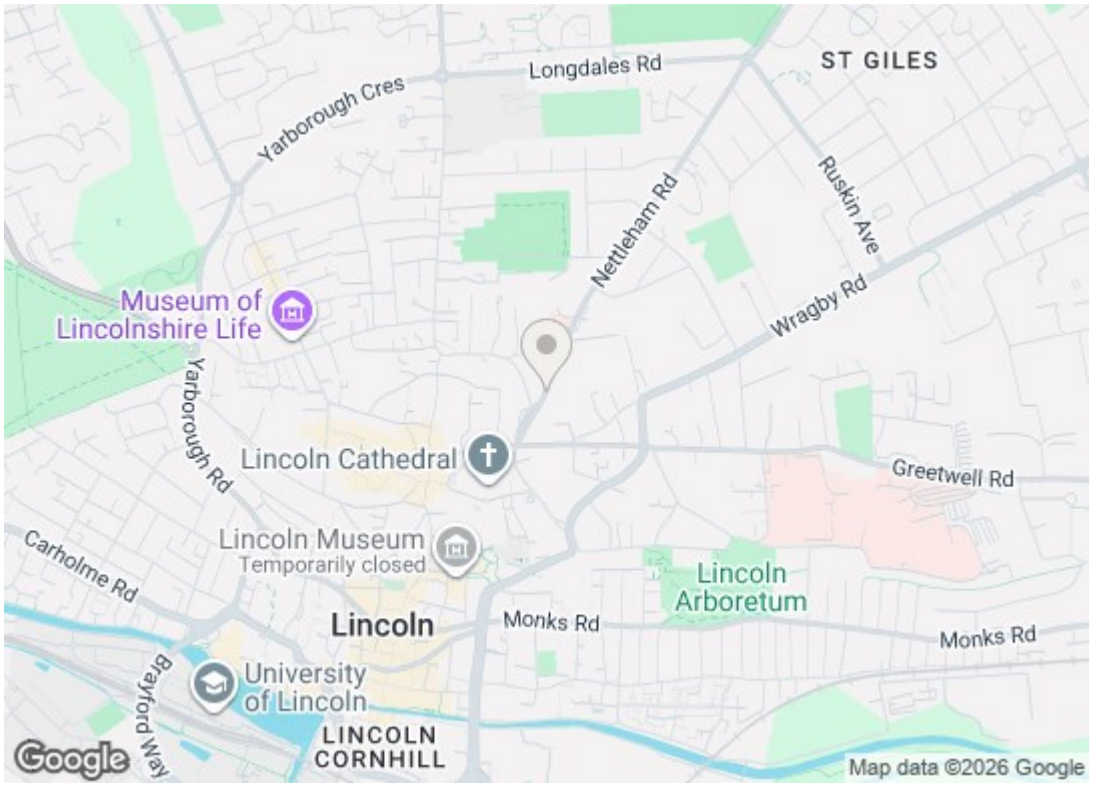


Ground Floor
Approximate Floor Area
(46.37 sq. m)

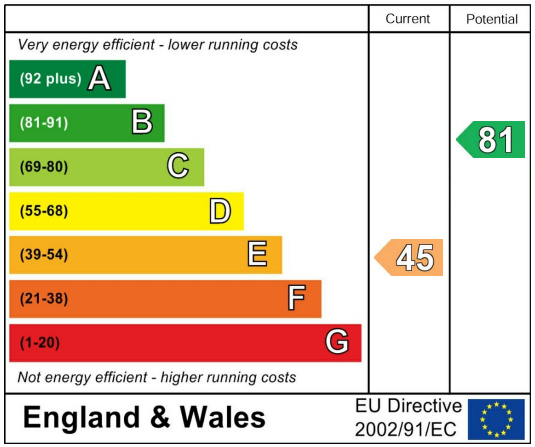
First Floor
Approximate Floor Area
(25.71 sq. m)

Approx. Gross Internal Floor Area 72.08 sq. m

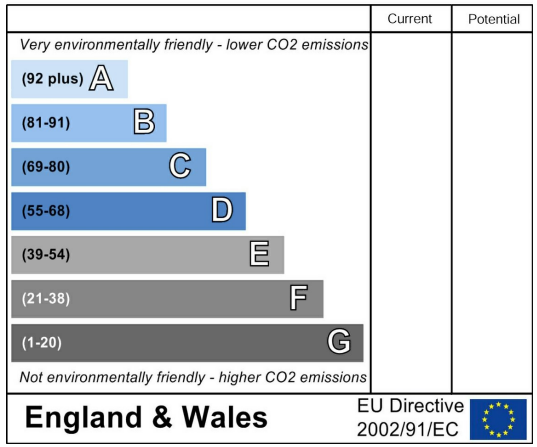
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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