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Danesgate  
Lincoln

DANESGATE

MOUNT & MINSTER

# Danesgate

## Lincoln

- Prime location
- Grade II Listed town house
- Two car parking spaces
- Three bedrooms
- Kitchen/Diner
- Living room
- Utility
- No onward chain

### INTRODUCTION

This Grade II Listed town house was formerly the servants quarters of the original building Steep Hill House, dating back to the 18th century the property was used as a National Children's Home, The property was subsequently divided into four substantial dwellings. 61 Danesgate's accommodation is split across three floors, to the ground floor there is an entrance hall, shower room with WC, kitchen/dining room and utility. To the first floor there is a living room and bedroom, To the second floor there are two further bedrooms and bathroom.

### LOCATION

The property is situated on Danesgate, an exclusive address just off Steep Hill with views over Lincoln and Steep Hill. Within a few minute's walking distance is the conveniently located Bailgate area, enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

Transport links with London have recently been upgraded with direct trains from Kings Cross to Lincoln Central Station and nearby Newark (30 minutes) has trains to and from Kings Cross every 30 minutes (approximately 1 hour 20 minutes). There are frequent trains to Nottingham. Several A roads also serve the city, including the north to south A15, the A46, the A57 and the A158.





### **OUTSIDE**

To the front of the property there are steps leading down to a courtyard where the utility can be accessed, and there is a shared meter cupboard. The property further benefits from a shared driveway which leads to two allocated car parking spaces.

### **METHOD OF SALE**

Freehold with vacant possession on completion.

### **COUNCIL TAX BAND**

Band: C  
Lincoln City Council

### **SERVICES**

Mains water, drainage and gas central heating.

### **VIEWINGS**

By prior arrangement with the Agents (01522 716204).

### **PARTICULARS**

Drafted following clients' instructions of November 2024.

### **ADDITIONAL INFORMATION**

For further details, please contact Ellen Norris at Mount & Minster:  
T: 01522 716204  
E: [Ellen@mountandminster.co.uk](mailto: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. 92.5 sq. metres (995.9 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 OTHER FEATURES ARE APPROXIMATE ONLY.  
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61 Danesgate, Lincoln

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

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

