



Deansleigh
Lincoln

MOUNT & MINSTER

Deansleigh

Lincoln

- End Of Terrace House
- Lounge Diner
- Three Bedrooms
- Bathroom; WC; Ensuite
- Enclosed Rear Garden
- No Onward Chain

INTRODUCTION

An attractive and modern three bedroom house excellently positioned and being sold with no onward chain. The accommodation briefly comprises; Entrance Hall, WC, Kitchen, Lounge Diner, Three Bedrooms and Bathroom. Outside is an enclosed rear garden and driveway.

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 direct trains to London from Lincoln in addition to Newark Northgate.

ACCOMMODATION

Entrance Hall

Wood floor, uPVC double glazed door, radiator, ceiling light and stairs to the first floor.

WC

Wood floor, low level WC, pedestal wash hand basin, radiator, tiled splashback, ceiling light and uPVC double glazed window.

Kitchen

3.2m x 2.34m (10'5" x 7'8")

Wood floor, fitted wall and base units, one and a half bowl sink and drainer, four ring gas fired hob, integrated dishwasher, space for a fridge freezer and space and plumbing for a washing machine, extractor, ceiling light, uPVC double glazed window and radiator.





Lounge Diner

5.07m x 4.5m (16'7" x 14'9")

Carpet, ceiling lights, radiator, storage cupboard and uPVC double glazed window and French doors.

First Floor Landing

Carpet, ceiling light, loft access and storage cupboard housing hot water tank.

Bedroom One

3.44m x 3.22m (11'3" x 10'6")

Carpet, ceiling light, radiator, uPVC double glazed window and storage cupboard.

Ensuite

Low level WC, mains shower, pedestal wash hand basin, uPVC double glazed window, radiator, ceiling light and extractor.

Bedroom Two

3.30m x 2.2m (10'9" x 7'2")

Carpet, ceiling light, uPVC double glazed window and radiator.

Bedroom Three

2.2m x 2.21m (7'2" x 7'3")

Carpet, uPVC double glazed window, ceiling light and radiator.

Bathroom

Carpet, low level WC, pedestal wash hand basin, bath, tiled splashback, ceiling light, radiator and extractor.

OUTSIDE

Front - Driveway with lawned front

Rear - Enclosed rear garden, laid to lawn and patio.

METHOD OF SALE

For sale by way of private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC: TBC

COUNCIL TAX BAND

Council tax band: B

VIEWING

Via sole agents, Mount & Minster LLP (01522 716204)

PARTICULARS

Drafted following clients' instructions of March 2021.

ADDITIONAL INFORMATION

For further information, please contact Daniel Baines of Mount & Minster:

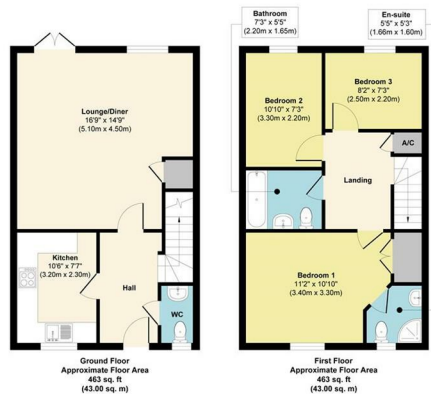
T: 015222 716204

E: daniel@mountandminster.co.uk





Deansleigh



Approx. Gross Internal Floor Area 926 sq. ft / 86.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very very efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		83	84
(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		

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

