



12 St. Giles Avenue

MOUNT & MINSTER



- Popular Uphill location
 - Semi detached
- Two double bedrooms
 - Living room
 - Dining room
 - Garden room
 - Bathroom
 - Downstairs WC
 - Kitchen
- Enclosed private garden



MOUNT & MINSTER

INTRODUCTION

A delightful semi detached two bedroom property built in 1896, positioned in the desirable uphill area, The property retains many original features throughout including, ornamental fireplaces, quarry tiled flooring and stripped and painted original floorboards. The property briefly comprises, entrance hall, living room, dining room, kitchen, downstairs WC and garden room to the ground floor. To the first floor there are two good sized double bedrooms and bathroom.

The property further benefits from Planning Permission to turn the downstairs WC into a shower room and widen the existing garden room. Further details can be found on Lincoln City Council website under planning application number 2024/0024/HOU.

LOCATION

The property is situated on St Giles Avenue, within easy walking distance is the conveniently located Bailgate area, enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions. Along with Eastgate's Tennis, Bowls and Squash club.

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.

ACCOMMODATION

Entrance Hall

Stripped and painted original floorboards, radiator, ceiling light.

Living room

Stripped and painted original floorboards, uPVC double glazed bay window, ornamental fireplace, ceiling light, radiator.

Dining room

Quarry tiled flooring, radiator, ceiling light, uPVC double glazed window to rear and side, ornamental fireplace.

Kitchen

Seagrass flooring, range of wall and base units, wood work surfaces over, circular stainless steel sink and drainer, induction hob with extractor over, integrated oven, dishwasher, washing machine, fridge and freezer, uPVC double glazed window to side, uPVC double glazed door to side.





Inner hallway

wood laminate flooring, radiator, velux to roof space, ceiling light.

Downstairs WC

Wood laminate flooring, low level WC, wall mounted sink, uPVC double glazed window to side.

Garden room

Wood laminate flooring, uPVC double glazed windows to side, uPVC double glazed French doors to rear providing access to the garden, velux to roof space, radiator, ceiling light.

Landing

Carpet, access to loft space, ceiling light.

Bedroom one

Carpet, uPVC double glazed window to front, built in wardrobe, radiator, ceiling light, ornamental fireplace.

Bedroom two

Carpet, ceiling light, radiator, uPVC double glazed window to rear, ornamental fireplace.

Bathroom

Stripped and painted original floorboards, low level WC, pedestal wash hand basin, claw foot bath with hand held shower attachment, uPVC double glazed windows to side and rear, built in storage cupboard housing boiler, corner shower cubicle with mains shower, fully tiled, ceiling light, radiator.

OUTSIDE

To the front the property has a courtyard garden which is well stocked with mature plant and shrubs, a pedestrian path runs to the side of the property with a pedestrian access gate which provide access to the rear garden.

The rear garden can be accessed via the kitchen and garden room, and is primarily laid to lawn with mature planted beds and shrubs, a raised decking area provides the perfect spot to sit and enjoy the garden along with alfresco dining and entertaining. To the side accessed via the kitchen there is a further patio area.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: C

Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SERVICES

All mains services available. Gas central heating.



VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of August 2024.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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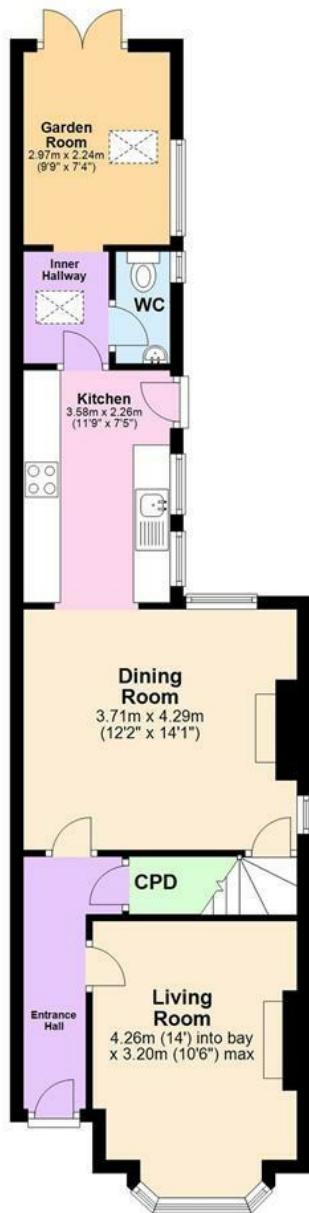
BUYER IDENTITY CHECKS

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.



Ground Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 100.2 sq. metres (1078.8 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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12 St Giles Avenue, Lincoln

