



NETTLEHAM ROAD

The Choristers, 1 Nettleham Road

MOUNT & MINSTER







The Choristers is a delightful five bedroom Grade II Listed double bay fronted residence set only a short stroll from the Bailgate.

- Prominent Uphill Location
  - Grade II Listed
  - Five Bedrooms
- Master suite with dressing room and shower
  - Three reception rooms
    - Kitchen/Diner
- Off road parking for four vehicles, via electric gates
  - Large enclosed low maintenance courtyard garden
  - No onward chain



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**INTRODUCTION**

The Choristers is a fine Grade II Listed double bay fronted residence set only a short stroll from the Bailgate and enjoying stunning views across Lincoln Cathedral. This much loved family home has accommodation which is arranged over three floors, and briefly comprises, entrance hall, lounge, living room, dining room, kitchen breakfast room with access to vaulted cellar, a utility with WC conclude the ground floor. Master bedroom suite with dressing room and en-suite shower, two double bedrooms and family bathroom to the first floor, along with two further bedrooms to the second floor.

**OUTSIDE**

A large secluded walled courtyard garden provides an ideal spot for alfresco dining and entertaining, the property further benefits from off road parking for four vehicles, which is accessed via electric gates.

**LOCATION**

The property has views of the imposing Lincoln Cathedral., and is within one minute's walking distance of the historic Lincoln Cathedral. The property is conveniently located within a few hundred metres of the renowned Bailgate area, enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions. These quaint shops are surrounded by the remains of medieval Lincoln, black timber-framed buildings and even some hidden Romans remains. Enjoy regular artists’ and farmers’ markets in the Castle Square, and the Usher Art Gallery and The Collection Museum slightly further down the hill.

Lincoln has two universities, the University of Lincoln and Bishop Grosseteste, and the city is full of a diverse range of shopping and restaurant's. For direct commuting to London, there are daily trains from Lincoln to London Kings Cross (travel time approximately 2 hours). The A15 northwards provides easy access to the M180 motorway network and Humberside Airport, whilst it is also within easy reach of the A1 at Markham Moor along the A57 westwards, and the A1 at Newark via the A46.

**SCHOOLS**

There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ’s Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Outstanding with school buses collecting and delivering students from the centre of the city

**ACCOMMODATION**

**Entrance Hall**

Carpet, radiator, stairs rising to first floor landing, understairs storage cupboard, ceiling light.

**Lounge**

Carpet, sash bay window with unique views of the Cathedral to front with shutters, tiled hearth, ceiling rose, ceiling light, radiator.

**Kitchen**

Entrance door to rear elevation, tiled flooring, sash window to side and rear, range of wall and base units with quartz work surfaces over integrated wine cooler, Leisure range cooker with five ring gas hob and extractor over, space for dishwasher, space for free standing fridge freezer, tiled flooring, exposed beam and stonework, radiator, featuring lighting, further recessed ceiling lights.

**Utility**

Tiled flooring, range of wall and base units, roll top work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine and dryer, low level WC.







### Living room

Carpet, sash windows to side, radiator, ceiling rose, ceiling light, radiator.

### Dining room

Bay sash window to front with views of the Cathedral with shutter, sash window to side, feature marble fireplace with gas fire, built in shelving, ceiling rose with ceiling light, radiator.

### First Floor landing

Carpet, split level staircase, sash window to front, exposed stone wall, access to loft space, skylight, two radiators, two ceiling lights, staircase rising to second floor landing.

### Master Bedroom suite

Sash window to front elevation, wooden flooring, tiled hearth, fireplace, radiator, leading to:

### Dressing Room

Sash window to side, carpet, three fitted wardrobes, two wash hand basins in vanity unit, two radiators.

### En Suite Shower Room

Lino flooring, fully tiled shower cubicle with electric shower, extractor, ceiling light.

### Bedroom Two

Wooden flooring, sash window to front, ceiling light, radiator, shelving, fireplace.

### Bedroom Three

Carpet, sash window to side, ceiling light, built in storage cupboard housing water cylinder, radiator.

### Family Bathroom

Lino flooring, three piece suite comprising low level WC, sink in vanity unit, corner bath with electric shower over, tiled splashbacks, radiator, recessed ceiling lights, extractor.

### Second floor Landing

Carpet, skylight.

### Bedroom Four

Carpet, window to side, ceiling light, radiator.

### Bedroom Five

Carpet, window to side, ceiling light, radiator.

### METHOD OF SALE

Freehold with vacant possession on completion.

### TENURE

Freehold with vacant possession upon completion.

### ENERGY PERFORMANCE CERTIFICATE

N/A - Grade II Listed

### COUNCIL TAX BAND

Band: E  
Lincoln City Council

### SERVICES

Mains gas, electricity, water and drainage.

### VIEWINGS

By prior arrangement with the Agents (01522 716204).



**PARTICULARS**

Drafted following clients' instructions of January 2025.

**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.





# The Choristers 1 Nettleham Road



Basement  
Approximate Floor Area  
(25.20 sq. m)



Second Floor  
Approximate Floor Area  
(40.40 sq. m)



Ground Floor  
Approximate Floor Area  
(88.80 sq. m)



First Floor  
Approximate Floor Area  
(89.60 sq. m)

**Approx. Gross Internal Floor Area 244.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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