



Broadway
Lincoln

MOUNT & MINSTER

Broadway

Lincoln

- Three bedroom semi detached house
- Conveniently situated near the historic quarter and Lincoln hospital
- Available part furnished or unfurnished
- Available immediately
- Off road parking
- Dual heating system, controlled independently upstairs and downstairs
- No pets preferred

INTRODUCTION

Mount and Minster are delighted to bring to the market, this bright and spacious three bedroom listed as part furnished but can be unfurnished semi detached house, located in uphill Lincoln. It is perfectly situated and is walking distance to the historic quarter and close proximity to Lincoln hospital. The property briefly comprises of three bedrooms, family bathroom, two reception rooms, kitchen, downstairs cloakroom, large private garden, driveway. Garage not included in let.

LOCATION

Located Uphill on the edge of the popular cathedral quarter. Here residents enjoy excellent shopping facilities in the Bailgate and are within easy reach of the City centre, Lincoln Cathedral and Lincoln Castle. There are infant schools at Eastgate and Mount Street, a junior school at Westgate and secondary schools at Yarborough Road and Wragby Road. Private schooling is also available at Burton Hathow Preparatory School and Lincoln Minster Preparatory and Senior Schools. Also within walking distance are Lindum Sports Club and Eastgate Tennis, Squash and Bowls Club.

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

ENTRANCE HALL

Access from the front garden via the outer enclosed porch, which leads to the inner hallway, laid wood floor, radiator, heating control, windows overlooking front garden

DOWNSTAIRS CLOAKROOM

Access from the inner hallway, in here we have a tiled floor, UPVC window, low level WC and wall mounted wash basin





KITCHEN

Access from the hallway the kitchen comprises of a range of wood style cupboards/drawers with worktop over. Built in electric cooker hood, 4 ring hob and oven, black sink, walk in pantry housing a freestanding fridge/freezer and fitted shelving. Vinyl to the floor, UPVC window, rear door giving access to the rear garden, ceiling light

DINING ROOM

3.65 x 3.65 (11'11" x 11'11")

Access from the hallway leads to this bright and spacious dining room, wood floor, radiator, UPVC Window, ceiling light

LIVING ROOM

3-5 x 3.65 (11'5" x 11'11")

Access from the hallway leads to a bright front facing living room, this houses a log burning stove, wood floor, UPVC double glazed bay window, radiator, ceiling light

STAIRS/LANDING

Carpet to be fitted, UPVC double glazed window, heating programmer

BATHROOM

Access from the landing leads in to a large bathroom with a four piece suite. Tiled to the floor, ceiling light, two UPVC double glazed windows, extractor, wall mounted cabinet with mirror, radiator and heated towel rail. The bathroom suite comprises of a bath with tile surround/low level shower head, low level WC, glass wall mounted washbasin, large walk in shower with glass screen

BEDROOM ONE

3.65 x 3.65 (11'11" x 11'11")

Access from the landing leads to a large rear facing bedroom which is carpeted, UPVC double glazed window, radiator and ceiling light

BEDROOM TWO

3.20 x 3.5 (10'5" x 11'5")

Access from the landing leads to this front facing bedroom which is carpeted, UPVC double glazed bay window, radiator and ceiling light

BEDROOM THREE

2.26 x 2.05 (7'4" x 6'8")

Access from the landing leads to this front facing bedroom which is carpeted, UPVC double glazed window, radiator and ceiling light

OUTSIDE

To the front garden there is a driveway, laid to lawn and brick wall to the front boundary. To the rear access is via the kitchen and the side gate, these lead to a large garden, which is largely laid to lawn with fence boundaries to each side, pathway, paved patio area, poured concrete hard standing, two brick built stores.

GARAGE

Not for tenants use

EPC

EPC rating C

COUNCIL TAX

Council tax band B

SERVICES

Mains gas, electricity and water

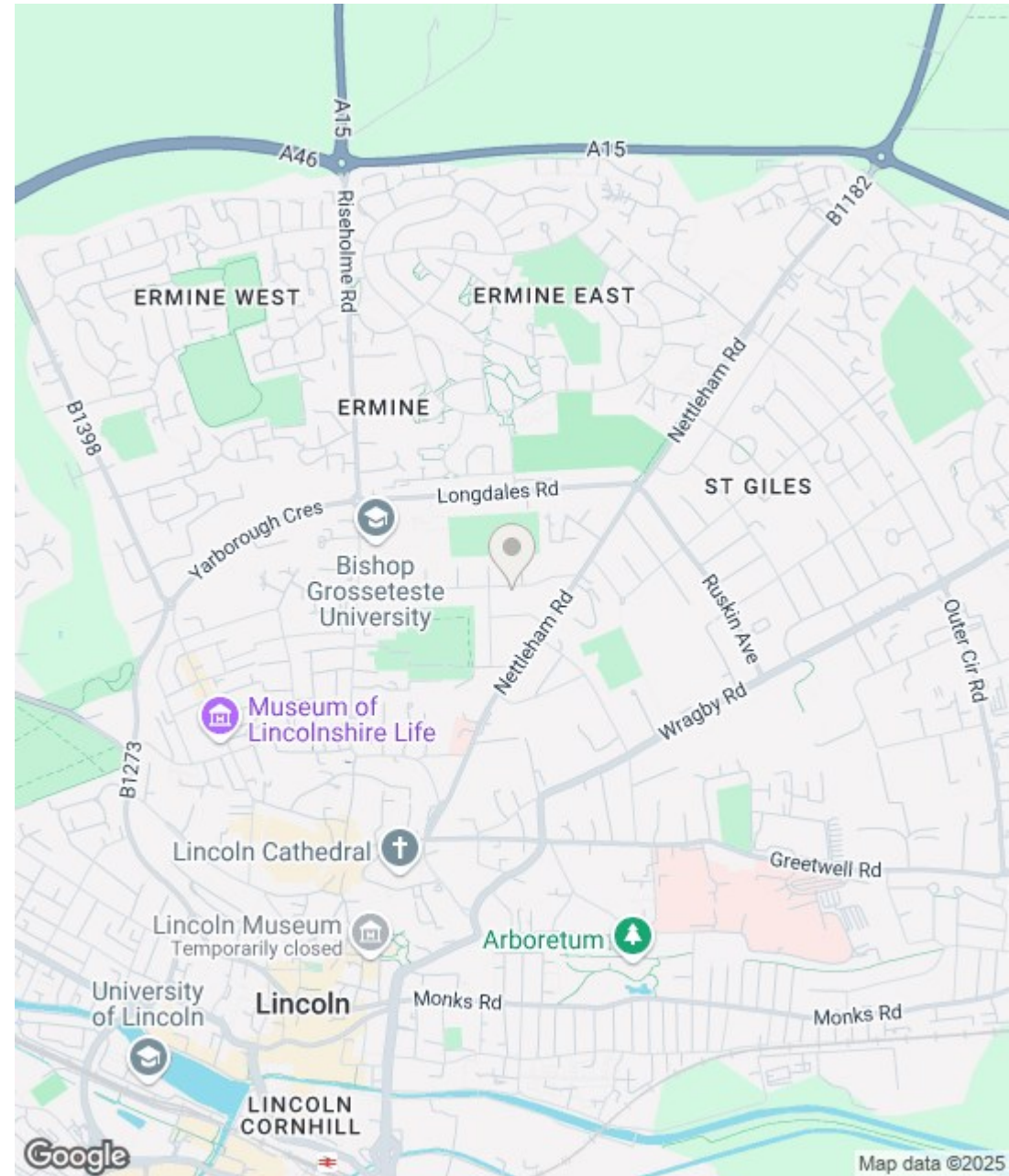
PARTICULARS

Drafted following clients' instruction of March 2025

VIEWINGS

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





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