



17 Syston Grove

MOUNT & MINSTER



Immaculately presented detached 3 bedroom property in a popular residential location, with a good range of amenities within walking distance.

- Desirable location
 - Detached
- Three bedrooms
 - Bathroom
- Downstairs WC
- Murdoch Troon bespoke kitchen & utility
 - Private enclosed courtyard garden
- Detached large garage with workshop space



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INTRODUCTION

This delightful detached three bedroom house is immaculately presented throughout to a high standard and includes a bespoke Murdoch Troon kitchen and utility. The accommodation briefly comprises entrance porch, lounge/diner, utility, WC, kitchen/breakfast room with French doors opening onto the enclosed rear courtyard garden. To the first floor there are three bedrooms and bathroom.

OUTSIDE

To the front a block paved driveway provides ample off road parking, gates provide access to the side of the property which leads to a detached large garage with workshop space with power and light and enclosed private courtyard garden.

To the rear this enclosed West facing private courtyard garden, is the perfect spot to enjoy alfresco dining with a purpose brick built BBQ, and summer house.

LOCATION

Syston Grove is a desirable street within the popular area of Brant Road. Found just to the south of Lincoln City Centre, it has a wealth of amenities on its doorstep; from food stores, pharmacy, takeaways, restaurants, bars, post office, and doctors surgery The Meadows Primary School and Preschool are situated on Calder Road. Furthermore, just a short walk from the property you will find open fields and scenic walks along the river to Boultham Park and Lincoln City Centre, along with a cycle path to the rear of the property that also runs all the way to the City Centre There are also excellent public transport links with a bus stop a few minutes walking distance from the property.

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 porch

Tiled flooring, ceiling light, door into:





Utility

Tiled flooring, uPVC double glazed pedestrian door to side, uPVC double glazed window to side, Murdoch Troon bespoke base units with wooden work surfaces over, Belfast sink Tiled splashbacks, integrated wine fridge, integrated washer dryer, ceiling light.

Open plan living/dining

Wooden flooring, uPVC double glazed window to front, ornamental feature fireplace, radiator x 2, ceiling lights, 2 x wall lights,, wooden glazed French doors leading through to kitchen, stairs rising to first floor landing.

Downstairs WC

Laminate flooring, sink in vanity unit, tiled splashbacks, ceiling light, low level WC, extractor.

Kitchen

Tiled flooring, wall mounted radiator, uPVC double glazed French doors to rear, uPVC double glazed windows to front and side, Murdoch Troon kitchen with a range of wall and base bespoke cabinetry, solid wood work surfaces over, Belfast sink, integrated NEFF appliances including oven, induction hob and dishwasher, space for free standing fridge freezer.

First floor landing

Carpet, access to loft space, airing cupboard housing boiler, uPVC double glazed window to side, ceiling light.

Bedroom one

Carpet, ceiling light, radiator, uPVC double glazed window to front.

Bathroom

Tiled flooring, uPVC double glazed window to rear, shower cubicle with mains shower over, pedestal wash hand basin, low level WC, part tiled. recessed ceiling lights, extractor.

Bedroom two

Carpet, radiator, ceiling light, uPVC double glazed window to rear,

Bedroom three

Carpet, ceiling light, built in storage cupboard, radiator, uPVC double glazed window to front.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

COUNCIL TAX BAND

Band: B

Lincoln City Council

METHOD OF SALE

Freehold with vacant possession on completion.

SERVICES

Mains water, drainage and gas central heating.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of April 2025.

ADDITIONAL INFORMATION

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

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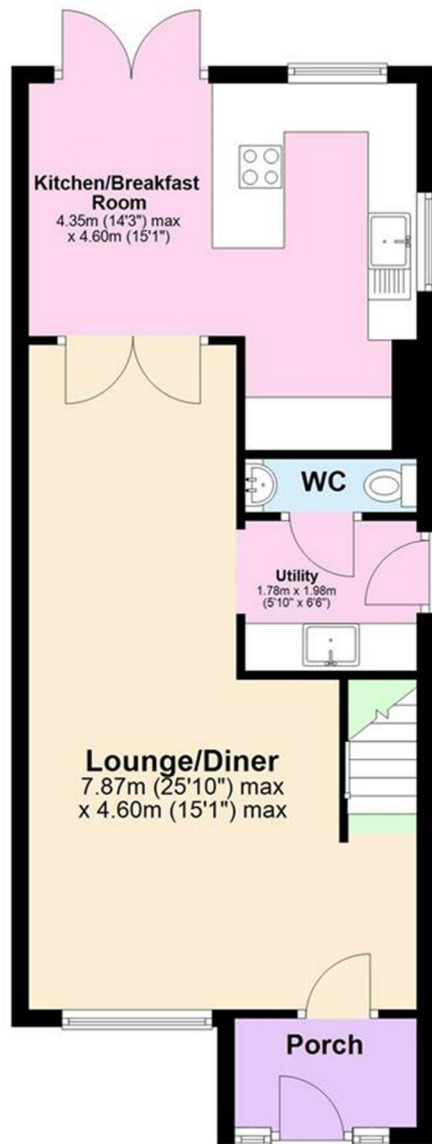
BUYER IDENTITY CHECKS

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.



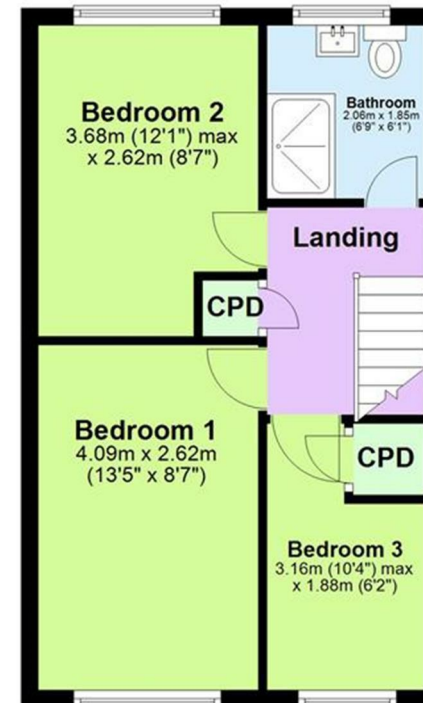
Ground Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 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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