



Blackfriars Road

MOUNT & MINSTER

Blackfriars Road

- Popular location
- Three storey townhouse
- Three double bedrooms
- Modern fitted kitchen
- Lounge
- Downstairs WC
- En suite shower room
- Garage and off street parking
- Rear enclosed garden

INTRODUCTION

This well presented three storey townhouse briefly comprises; entrance hall, utility, downstairs WC, open plan modern fitted kitchen/diner, conservatory, to the first floor there is the master bedroom with en suite shower room and lounge, to the second floor there are two further bedrooms and family bathroom.

OUTSIDE

To the front there is off road car parking space and single garage measuring 5.2 x 2.77.

Side pedestrian access leads to the enclosed rear garden with a patio and bed with mature shrubs.

LOCATION

Particularly well located in the popular Uphill Area of Lincoln, within close proximity to the Carlton Boulevard Shopping Centre, supermarkets and superstores, schooling, public houses and leisure amenities. Excellent road access to Lincoln bypass and good bus service in to the city centre.

ACCOMMODATION

Entrance hall

Tiled flooring, ceiling light, radiator, stairs rising to first floor landing.

Utility

1.73 x 1.74 (5'8" x 5'8")

Tiled flooring, uPVC double glazed window to front, boiler, ceiling light, space and plumbing for washing machine and dryer, work surface over, storage cupboard, stainless steel sink and drainer.

Downstairs WC

0.88 x 1.77 (2'10" x 5'9")

Tiled flooring, uPVC double glazed window to front, low level WC, radiator, pedestal wash hand basin, ceiling light.

Kitchen/Diner

3.9 x 6.7 (12'9" x 21'11")

Tiled flooring, range of wall and base units, roll top work surfaces over, integrated oven with gas hob over, extractor, stainless steel sink and drainer, integrated dishwasher, radiator, understairs storage cupboard.

Conservatory

2.89 x 3.61 (9'5" x 11'10")

Tiled flooring, electric heater, uPVC double glazed French doors provide access to the garden.

First floor Landing

Carpet, radiator, ceiling light, stairs rising to second floor landing.

Bedroom one

3.9 x 2.8 (12'9" x 9'2")

Carpet, ceiling light, uPVC double glazed window to rear radiator, built in wardrobes.





En suite shower room

Lino flooring, radiator, ceiling light, shower cubicle fully tiled with mains shower over, pedestal wash hand basin, low level WC, extractor.

Lounge

3.91 x 3.51 (12'9" x 11'6")

Carpet, 2 x uPVC double glazed windows to front, wall mounted electric fire., ceiling light.

Second floor landing

Carpet, ceiling light, radiator.

Bedroom two

2.79 x 3.9 (9'1" x 12'9")

Carpet, radiator, ceiling light, access to loft space, uPVC double glazed window to rear.

Bathroom

2.90 x 1.88 (9'6" x 6'2")

Lino flooring, bath, tiled splashbacks, low level WC, pedestal wash hand basin, radiator, extractor, ceiling light.

Bedroom three

3.9 x 3.5 (12'9" x 11'5")

Carpet, ceiling light, uPVC double glazed windows to front x 2, radiators x 2, airing cupboard.

METHOD OF SALE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band: C

Lincoln City Council

SERVICES

Mains gas, electric water and drainage.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2025.

ADDITIONAL INFORMATION

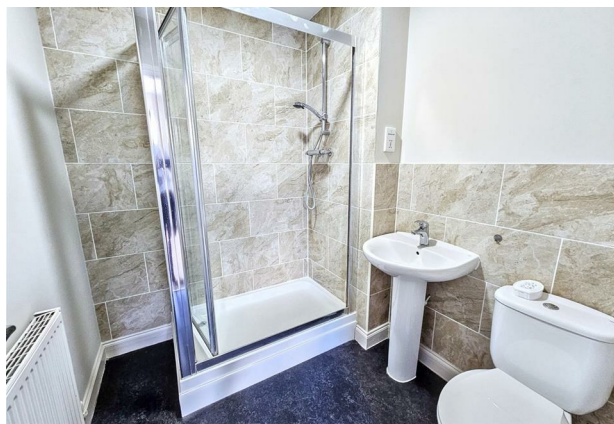
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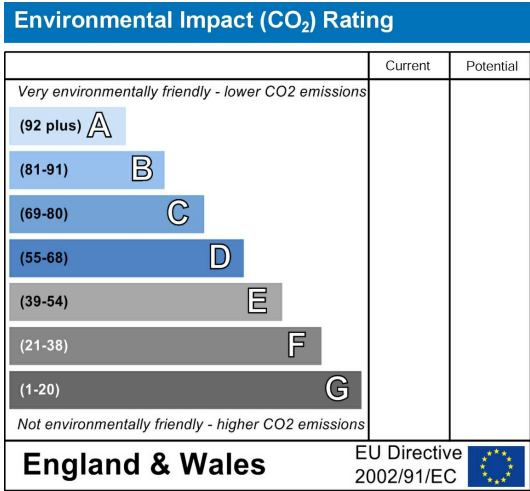
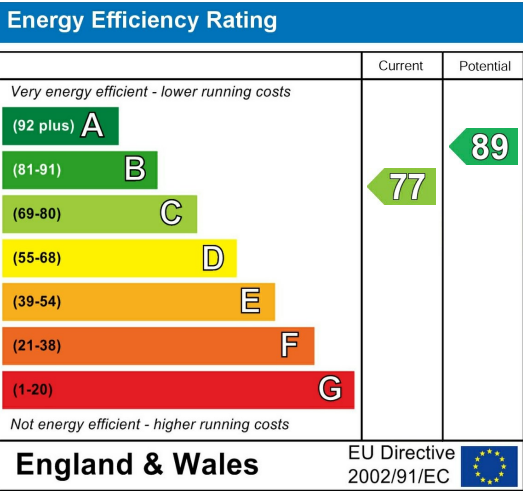
BUYER IDENTITY CHECKS

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.





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