



Gresham Street
Lincoln

MOUNT & MINSTER

Gresham Street

Lincoln

- Three bedroom unfurnished house in the West End
- Available mid August
- Upstairs bathroom with bath
- Downstairs shower room
- Excellent location

INTRODUCTION

Mount and Minster are delighted to bring to the market for letting this three bedroom, two bathroom terraced house located in the desirable West End in Lincoln.

LOCATION

Located in the West End in Lincoln on the edge of the town centre. Here residents enjoy excellent facilities and are within easy reach of the City Centre and Brayford Pool.

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 PASSAGE

Tiled flooring, gives access to the front door and the rear garden

ENTRANCE HALL

Tiled flooring, wooden front door





LOUNGE

3.70 x 3.47 (12'1" x 11'4")

Bay UpVC window, radiator, boxed in fireplace

DINING ROOM

3.80 x 3.83 (12'5" x 12'6")

UpVC window, decorative fire, radiator, under stairs storage

KITCHEN

Galley kitchen comprising of mid wood effect fronted cupboards/drawers, solid natural stone worktop, freestanding range cooker, cooker hood, fridge/freezer, sink, heating controls, dishwasher, radiator; UpVC window

UTILITY

Built in storage. washing machine, hanging laundry rack, gas boiler, UpVC double glazed window

DOWNSTAIRS BATHROOM

Tiled throughout, double glazed window, radiator, wash basin, toilet, bidet, shower enclosure, extractor

STAIRS/LANDING

BEDROOM ONE (REAR)

3.80 x 2.83 (12'5" x 9'3")

UpVC double glazed window, built in storage, radiator

BEDROOM TWO

3.74 x 2.62 (12'3" x 8'7")

UpVC window, radiator, inbuilt storage

BEDROOM THREE

2.83 x 2.17 (9'3" x 7'1")

UpVC window, radiator, carpet to floor

FAMILY BATHROOM

White three piece suite comprising of a toilet, bath and washbasin, UPVC window; inbuilt storage with tank

OUTSIDE

Low level walled garden to the front; to the rear, graveled area with closeboard fencing

EPC

Currently expired rated at 67D. EPC instructed

COUNCIL TAX

Band A. Lincoln.

PARTICULARS

Drafted following clients' instruction of June 2025

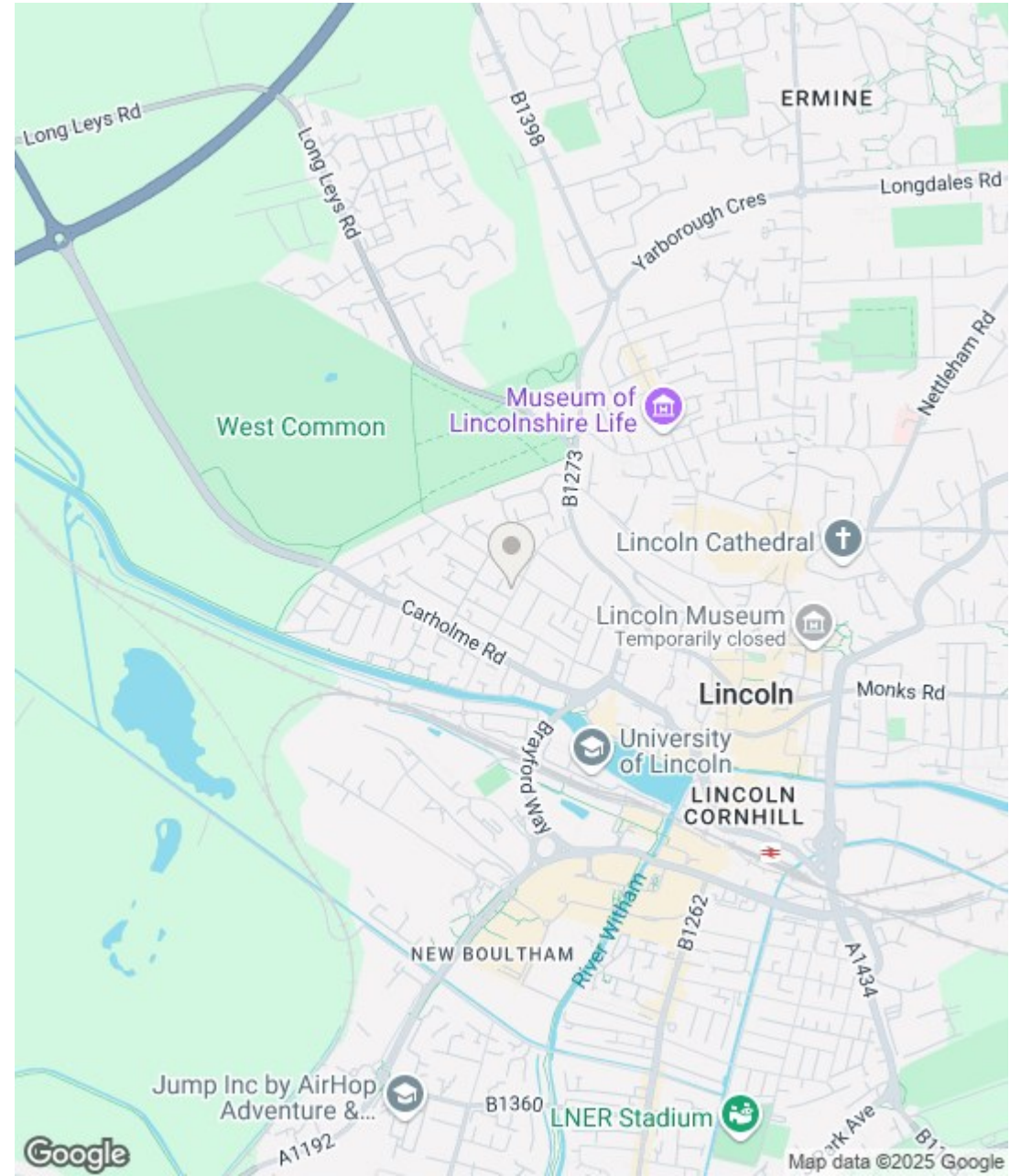
VIEWINGS

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

SERVICES

Mains electric, water and gas





Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

