



18 St. Michaels Terrace

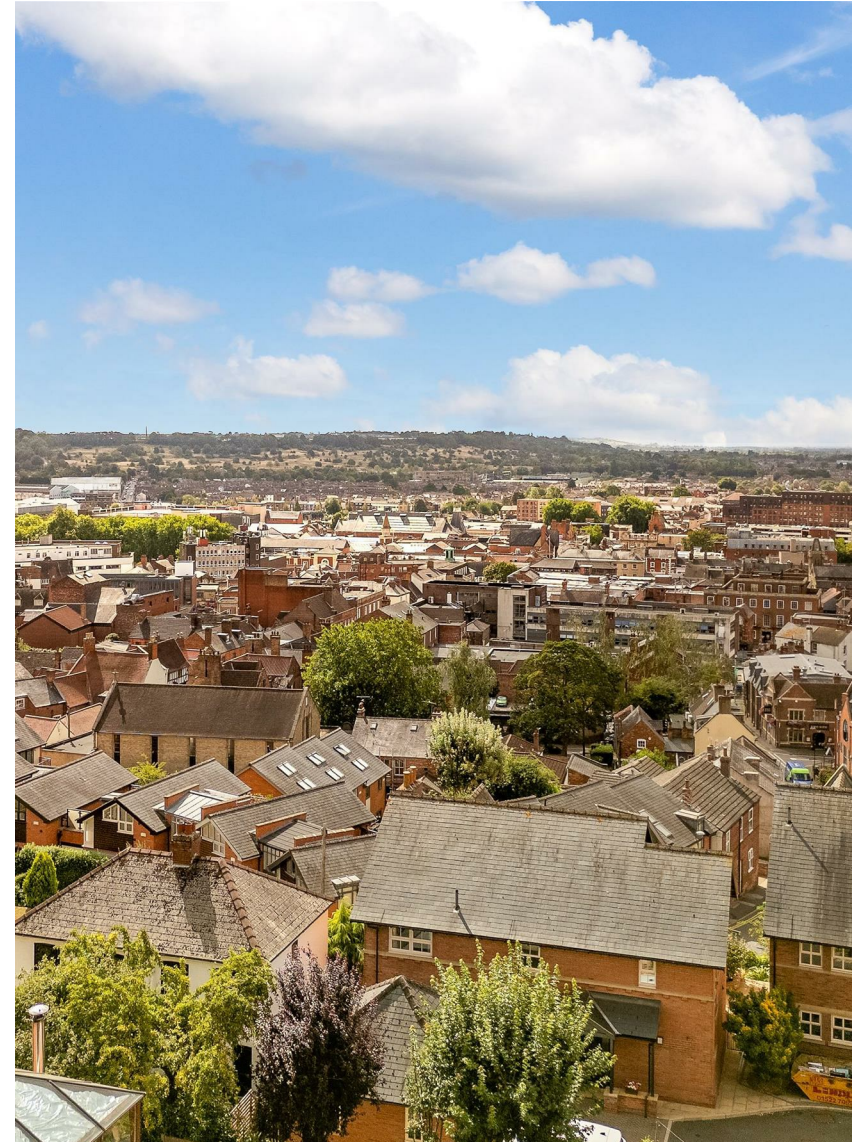
MOUNT & MINSTER



18 St. Michaels Terrace

A well positioned unique architect design property with stunning views.

- Desirable Uphill location
 - Double garage
 - Off road parking
 - Three bedrooms
 - En suite
- Front and rear balconies with stunning City views
 - Unique architect design
- Mezzanine study and snug/reading room
 - Spacious open plan living room
 - Open plan kitchen/diner



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INTRODUCTION

A well positioned truly unique architect design property with stunning views across the South Common and City of Lincoln. The property benefits from being situated within easy walking distance of both the popular Bailgate area with a wealth of independent shops and restaurants and the City Centre. The accommodation is set across three floors, to the ground floor the entrance hall provides access to the double garage, and downstairs WC/Cloakroom. The first floor can also be accessed from the driveway and downstairs garden via the storm porch which leads into the lobby which has a built in utility cupboard. The lobby provides access to the principal suite which has a spacious en suite with bath and separate shower along with access to a secluded garden room. A further two bedrooms and family bathroom conclude the first floor.

Stairs rising to the second floor open out into a light and airy open plan living room with full height windows to the front with French doors opening out onto a balcony, the living room flows through into a spacious open plan kitchen diner, with bespoke cabinetry and integrated appliances including dishwasher, wine fridge, microwave, two ovens and induction hob. A generous decking area runs to the rear of the property which can be accessed from both the kitchen and dining area and provides access to rear garden. Stairs from the living room provide access to the third floor where a mezzanine has been utilised to create a study and further snug/reading room where you can enjoy stunning roof top views across the city.

LOCATION

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.

OUTSIDE

To the front of the property there is ample off road parking for several vehicles along with access to the double garage, a driveway provides further parking if required.

To the rear there is a generous decked area which runs across the rear of the property providing access to the raised garden beyond with a good range of fruit trees and mature shrubs offers further raised seating areas maximising the views. There is also a Built in storage shed at the top of the drive.

COUNCIL TAX BAND

Band: E
Lincoln City Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

METHOD OF SALE

The property is offered for sale by Private Treaty.





TENURE

Freehold with vacant possession on completion.

The property further benefits from planning permission to extend the property to the side to create a further bedroom and bathroom with lift. Full planning can be found on Lincoln City Council planning portal under reference 2024/0802/HOU

PARTICULARS

Drafted and photographs taken following clients' instructions of September 2025.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

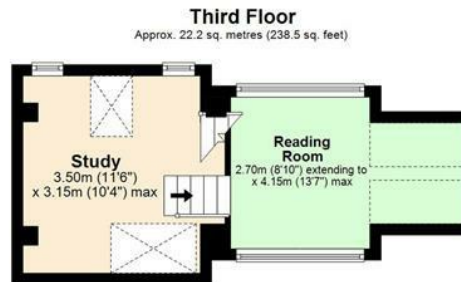
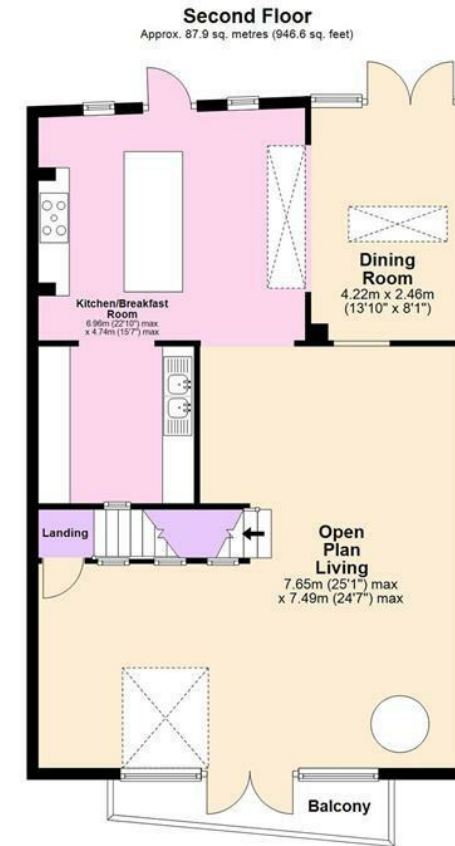
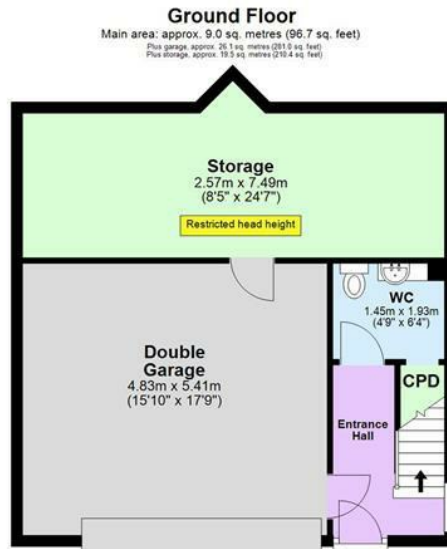
For further details, please contact Mount & Minster:

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Main area: Approx. 200.8 sq. metres (2161.4 sq. feet)
Plus garage: approx. 26.1 sq. metres (281.0 sq. feet)
Plus storage: approx. 19.5 sq. metres (210.4 sq. feet)

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18 St Michaels Terrace, Lincoln

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