



94 Alexandra Terrace
Lincoln

MOUNT & MINSTER



A well presented modern three storey, three bedroomed townhouse.

- Three Storey Townhouse
 - Three bedrooms
 - Two reception rooms
 - Wet room
 - Bathroom
 - Enclosed rear garden
 - City views
 - Popular location
 - NHBC certificate
- Underfloor heating to Ground floor



MOUNT & MINSTER

INTRODUCTION

A modern, built 2024, well presented three bedroom town house in a sought after location on Alexandra Terrace, Ideally positioned to access all that the historic City of Lincoln has to offer, including both the Bailgate/Cathedral and City Centre/Brayford areas.

Set over three floors the ground floor benefits from underfloor heating and has a well appointed kitchen with integrated appliances which opens into the dining room with bifold doors opening out onto a decked seating area making this the ideal spot for alfresco dining and entertaining with a lawned garden beyond.

The entrance hall provides access to the first floor which comprises of a lounge, and bedroom/study and family bathroom. To the second floor there is a modern wet room and two further double bedrooms one of which has a walk in wardrobe. This property further benefits from a 10 year NHBC certificate of which there are approximately nine years remaining along with the integrated appliances and boiler still being under warranty.

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. Lincoln is a popular 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 direct trains to London from Lincoln in addition to Newark Northgate.

OUTSIDE

To the rear there is an enclosed lawned garden with a decked seating area which is accessed via bifold doors in the dining room.

To the front there is a smart low rail frontage with planted shrubs and path leading to the front door.

ACCOMMODATION

Entrance hall

Wooden flooring, radiator, ceiling light, stairs rising to second floor, and access through to the Lounge.





Landing

Wooden flooring, access to loft space, ceiling light.

Bedroom one

Wooden flooring, uPVC double glazed window to rear with wooden shutters, radiator, walk in wardrobe with velux window.

Bedroom two

Wooden flooring, radiator, uPVC double glazed window to front, ceiling light.

Wet room

Fully tiled with mains shower, pedestal wash hand basin, velux to roof space, sink in vanity unit, extractor, recessed ceiling lights, airing cupboard housing Worcester boiler, heated towel rail.

Lounge

Wooden flooring, uPVC double glazed window to front with wooden shutters, recessed ceiling lights, radiator.

Bedroom three/study

Wooden flooring, uPVC double glazed window to the rear, wooden shutters, recessed ceiling lights, radiator.

Family Bathroom

Tiled flooring, tiled splashbacks, heated towel rail, uPVC double glazed window to rear, recessed ceiling lights, extractor, bath with mains shower over, wall mounted WC, sink in vanity unit.

Inner Hallway

Wooden flooring, radiator, recessed ceiling lights, stairs leading down to ground floor.

Kitchen

Tiled wood effect flooring, modern range of wall and base units, with work surfaces over, breakfast bar with feature lighting above, composite sink and drainer, integrated appliances include fridge freezer, oven, five ring gas hob with extractor over, microwave and dishwasher, recessed ceiling lights, stainless steel splashbacks, built in storage cupboard and further understairs storage cupboard, underfloor heating.

Dining room

Tiled wood effect flooring, feature ceiling lighting, Aluminum bifold doors to rear providing access to the decked seating area and garden beyond, underfloor heating.

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, electricity and gas central heating.

VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of October 2025.

ADDITIONAL INFORMATION

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

T: 01522 716204

E: Ellen@mountandminster.co.uk

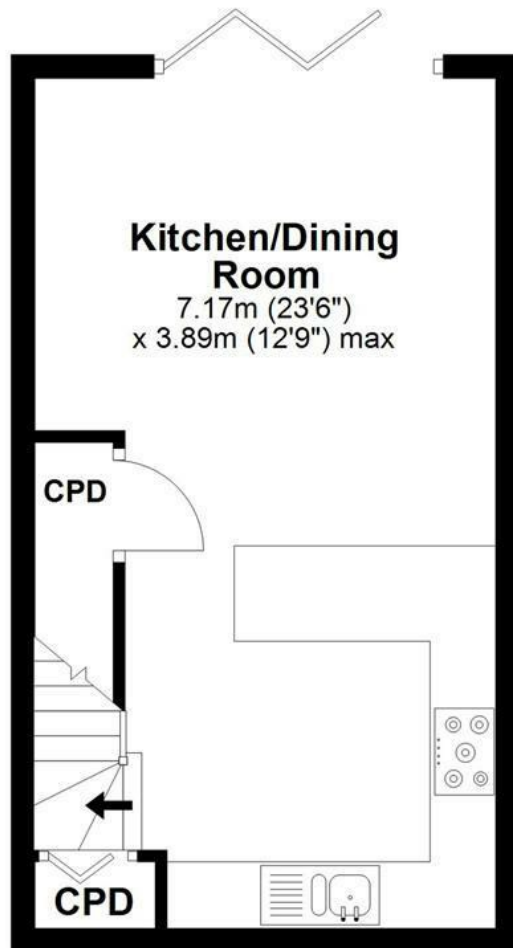
BUYER IDENTITY CHECKS

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.



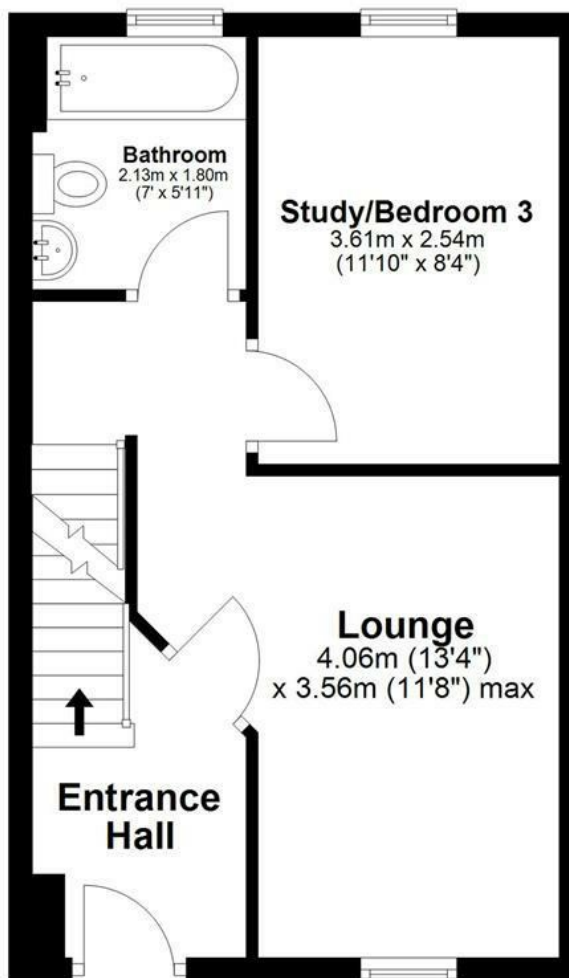
Ground Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



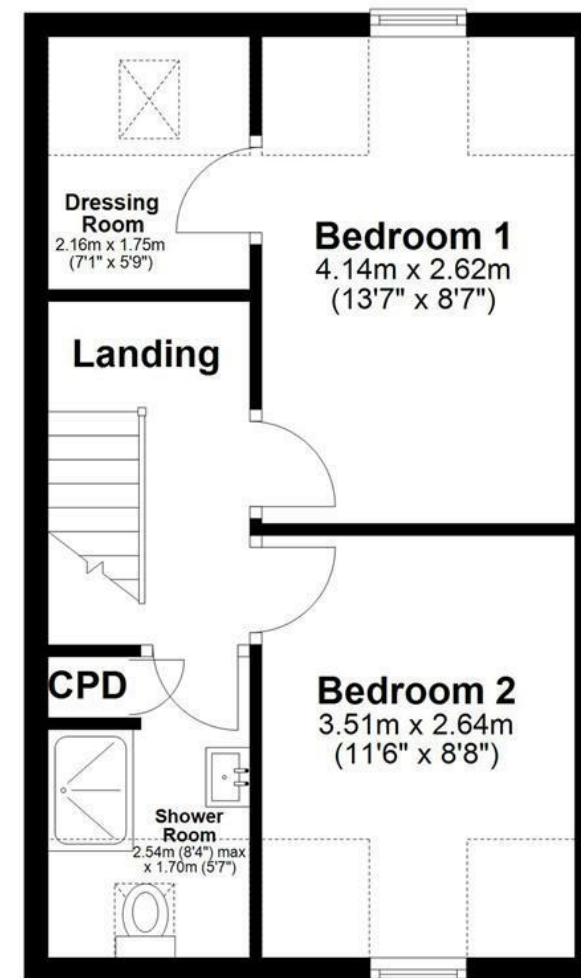
First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 96.7 sq. metres (1041.0 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.

Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

94 Alexandra Terrace, Lincoln

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

MOUNT & MINSTER

