



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



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## 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. The property benefits from residents permit parking, and there may also be the possibility to privately rent two spaces adjacent to the property.

## 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:

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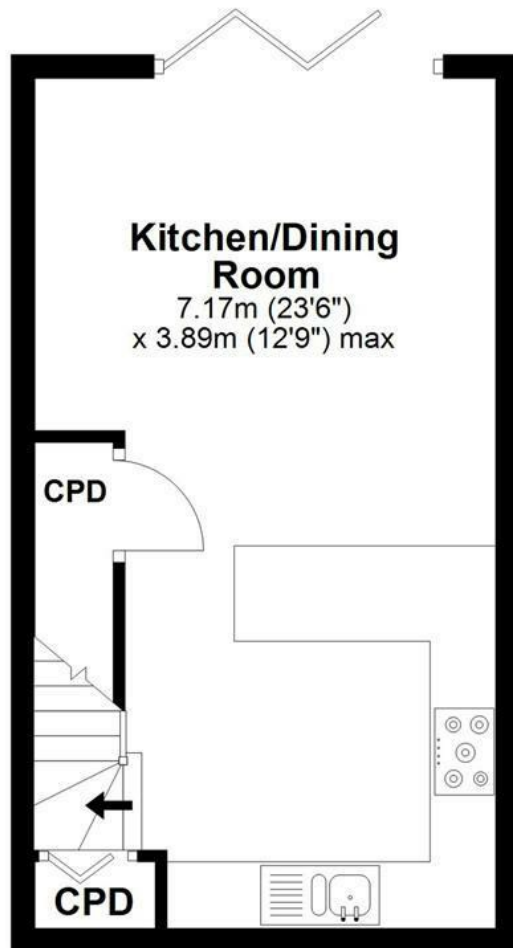
**BUYER IDENTITY CHECKS**

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.



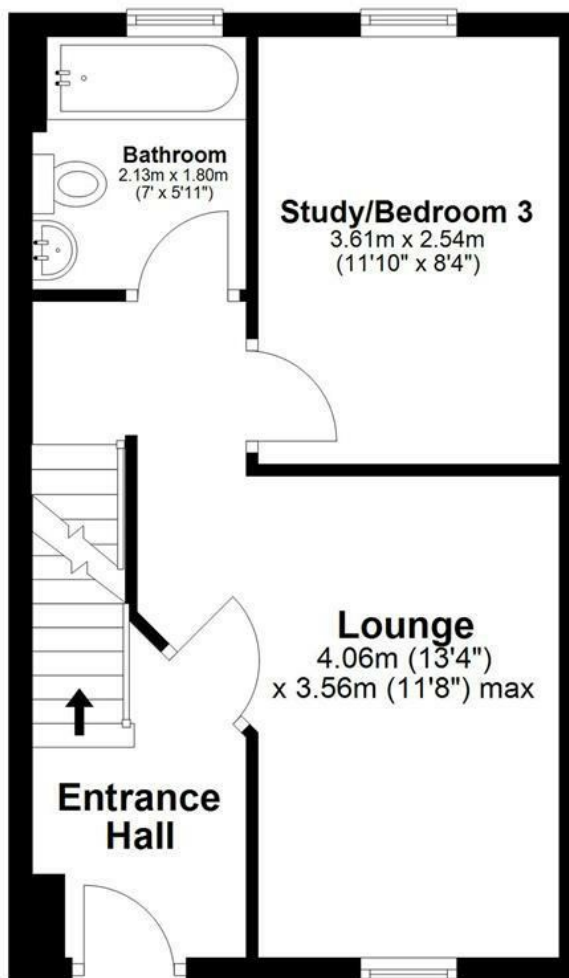
## Ground Floor

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



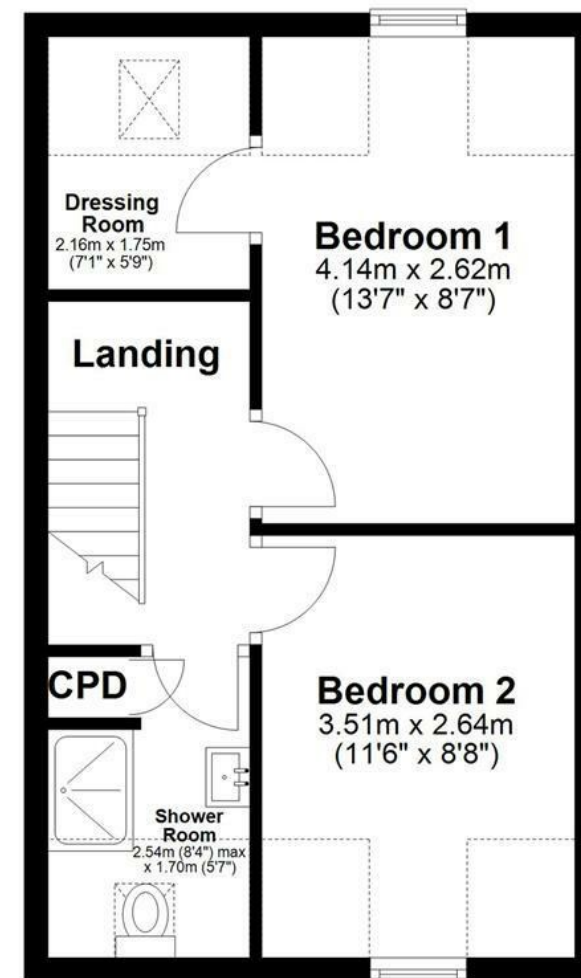
## First Floor

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.

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