



Leland Close

MOUNT & MINSTER

INTRODUCTION

A modern semi detached house located in the ever popular and sought after residential area of the Carlton Centre located to the North of Lincoln City Centre. The property offers great access into the city centre, Lincoln County Hospital as well as plenty of on hand local amenities, schools and services. The accommodation comprises; Entrance Hall, WC, Lounge Diner, Three Bedrooms, Bathroom and Ensuite. Outside is an enclosed rear garden with garage.

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.

ACCOMMODATION

Entrance Hall

WC

Kitchen

10'0" x 6'3"

Lounge Diner

17'8" x 13'6"

First Floor Landing

Bedroom Two

13'7" x 9'8"

Bedroom Three

13'7" x 8'7"

Bathroom

7'1" x 6'6"

Second Floor Landing

Bedroom One

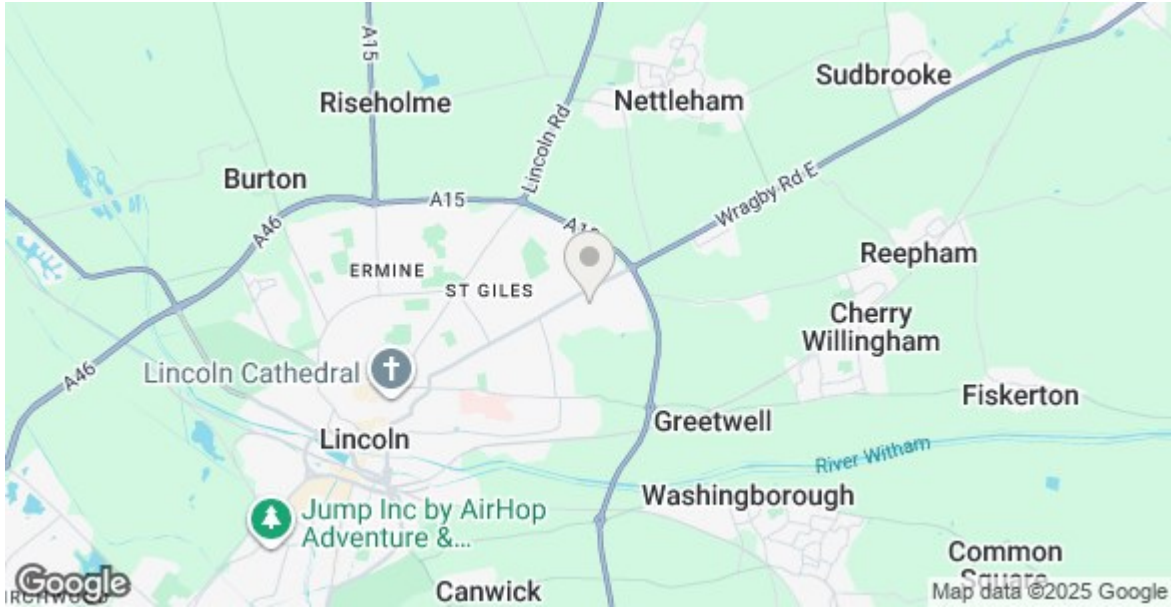
17'4" x 10'0"

Ensuite

OUTSIDE

Front - Driveway leading to garage with electric roller shutter door.

Rear- Enclosed rear garden with patio.



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

