



Eastgate

MOUNT & MINSTER

DESCRIPTION

Offering a large kitchen, bathroom with walk in shower and spacious living room with real wood floors, and an enclosed courtyard, this property is not to be missed. A rarely available and highly sought after location right in the heart of Lincoln's Bailgate - you really won't want to miss out!

LOCATION

Eastgate is a highly desirable area located close to the historic uphill area of Lincoln with many amenities on offer. The Lincoln A46 bypass offers direct access to Newark, where from Newark Northgate Station there is a direct rail link to London (Kings Cross from 80 minutes), as well as access to the A1 road network. Lincoln has a full range of amenities including shops, leisure facilities, the Cathedral quarter, universities and the County Hospital. The well-respected Minster and St Mary's private schools are also situated in uphill Lincoln.

ACCOMMODATION

Kitchen

Electric oven and electric hob, single bowl sink with mixer tap and space for a washing machine

Living Room

Shower Room

Bedroom

OUTSIDE

Outside there is an enclosed courtyard.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E

COUNCIL TAX BAND

Council Tax Band: A

VIEWINGS

Strictly by prior arrangements with the Sole Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of March 2020.

ADDITIONAL INFORMATION

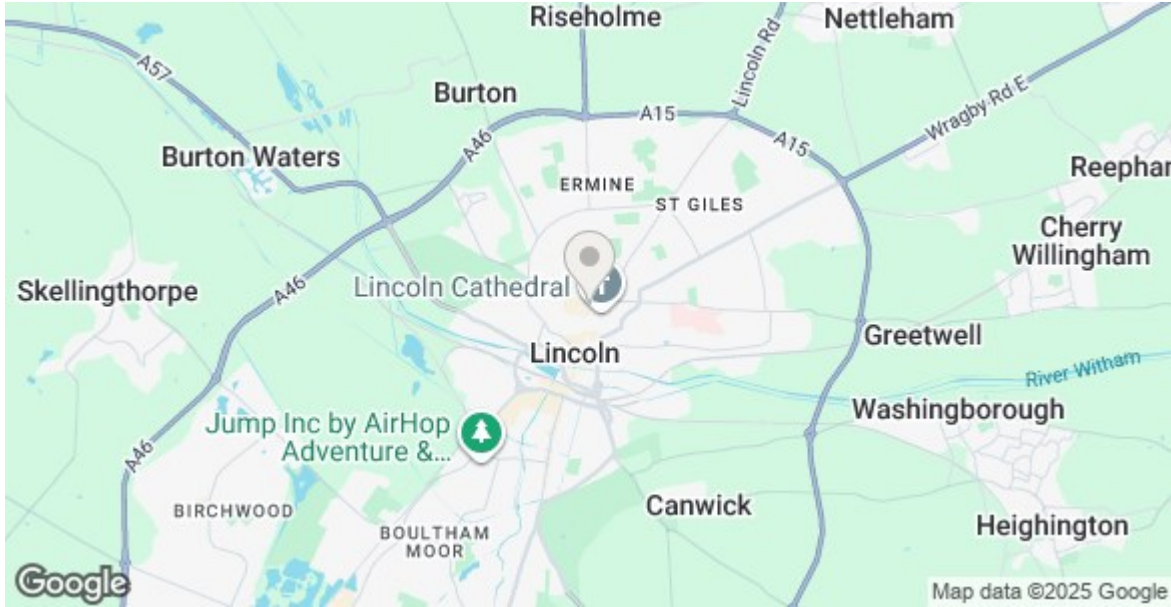
For further information, please contact Mount & Minster:

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E: megan@mountandminster.co.uk

SERVICES

The property has electric heating; water meter



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.
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