



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**

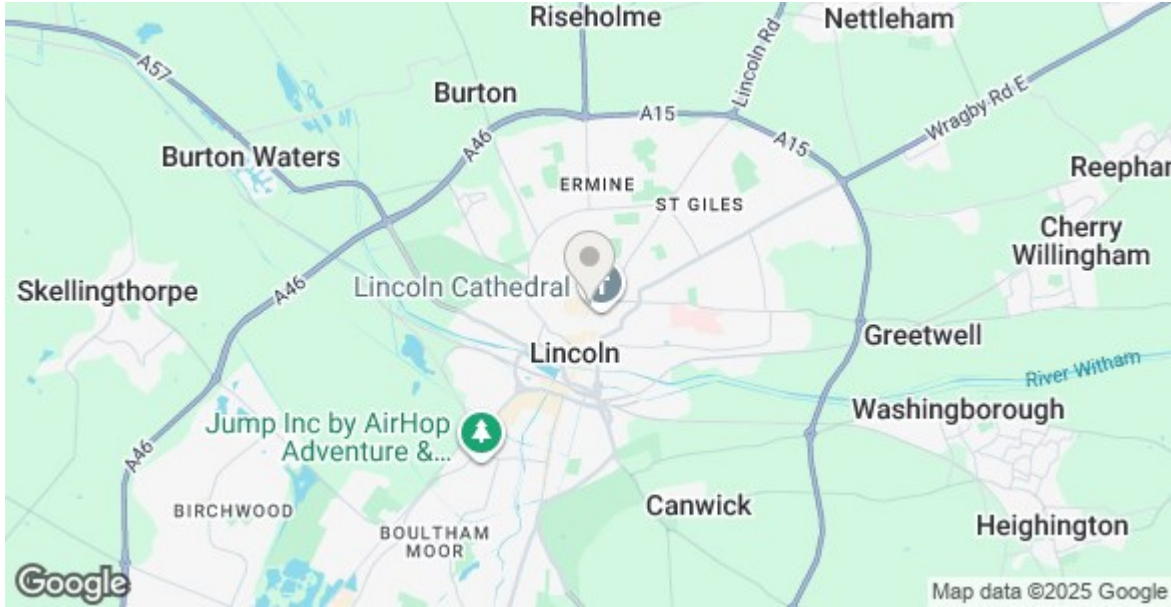
For further information, please contact Mount & Minster:

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**SERVICES**

The property has electric heating; water meter



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