



Bailgate
Lincoln

MOUNT & MINSTER

Bailgate

Lincoln

- No Onward Chain
- Superb Location
- Two Bedrooms
- Kitchen/Dining Room
- Living Room
- Patio Garden
- Investment Opportunity

INTRODUCTION

This unique superbly situated property within the ever popular Bailgate quarter of Lincoln is currently used as a holiday let, briefly comprises of two bedrooms, kitchen/dining room, living room, shower room and WC. Outside the property benefits from a garden with alfresco dining patio area.

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 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 Northgate, within easy reach of Lincoln.

ACCOMODATION

Entrance Porch





Kitchen/Dining Room

Tiled flooring, range of base units, housing Belfast sink with stainless steel mixer taps over, wooden work surfaces over, tiled splashbacks, space for oven, extractor over, feature lighting, window.

Dining Area

Carpet, radiator, window, ceiling light fittings, exposed beamwork.

Living Room

Carpet, uPVC window, radiator, pendant light fitting, open fire with tiled hearth and brick surround.

Shower Room

tiled flooring, water proof panelling,, pedestal wash hand basin, radiator, towel rail, shower cubicle with electric shower over, extractor, window.

WC

Low level WC

Bedroom One

Carpet, radiator, pendant light fitting, wall mounted lights,, window

Landing/Study

carpet, radiator, ceiling feature light fitting.

Bedroom Two

Carpet, radiator, pendant light fitting, window to side and velux offering views of the Cathedral

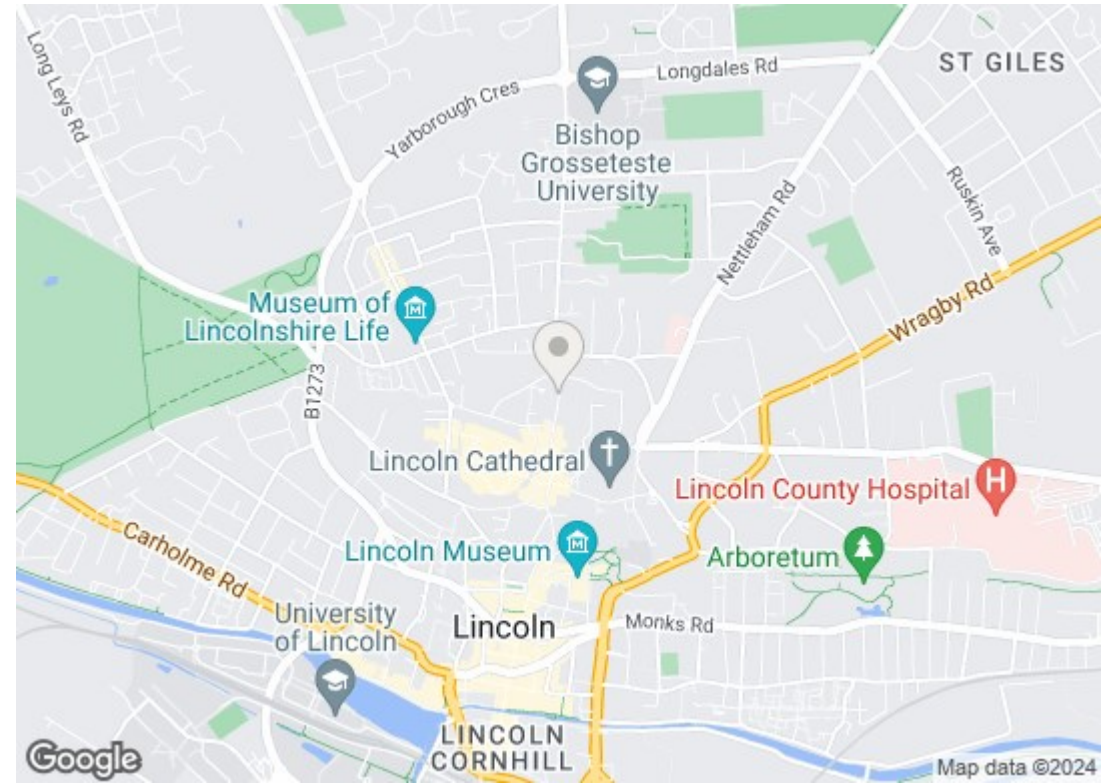
OUTSIDE

Low maintenance patio garden with mature shrubs, and space for alfresco dining.

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. 36.2 sq. metres (389.2 sq. feet)

First Floor
Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 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.
© Chris Gothorp Photography 2022. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

60 1/2 Bailgate, Lincoln

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

