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57 Manton Road, Lincoln, LN2 2JL

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When it comes to  
property it must be

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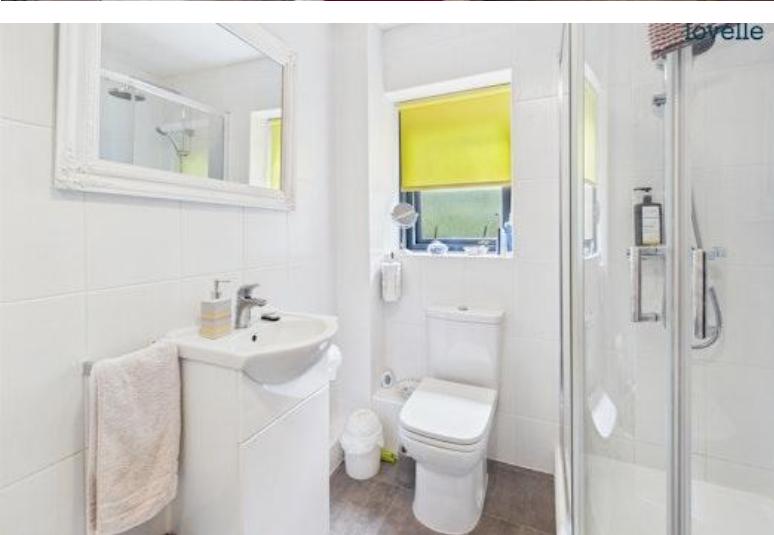
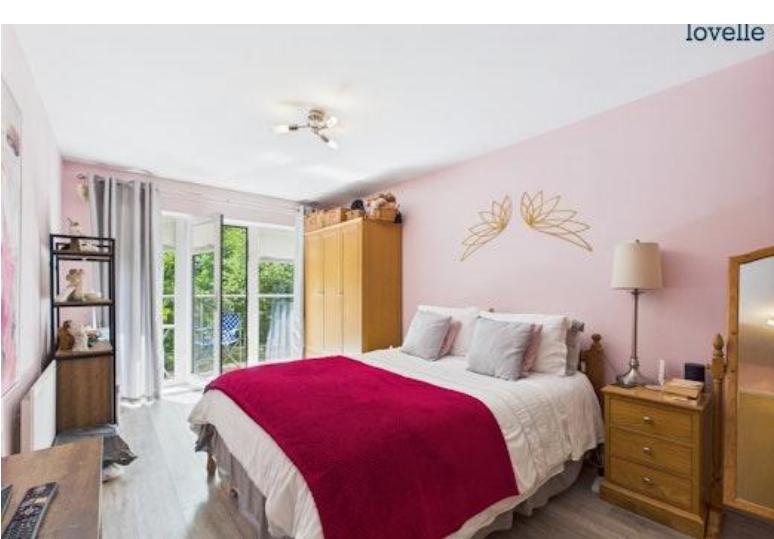
Guide Price: £210,000 - £220,000



Modern and spacious 2-bedroom apartment in a secure gated development in uphill Lincoln. Stylish open plan living with balcony, en-suite to main bedroom, and private garage. Ideal for first-time buyers, professionals or investors—close to Cathedral Quarter and BGU. Long lease with approx. 981 years remaining.

#### Key Features

- Modern second floor apartment
- Secure gated uphill development
- 2 double bedrooms
- Ensuite & family bathroom
- Perfect 1<sup>st</sup> time buy property
- Open-plan kitchen-diner / lounge
- Private balconies
- Garage in nearby block
- EPC rating C
- Tenure: Leasehold





## Introduction

### Stylish 2-Bedroom Apartment in Exclusive Gated Development with Garage - Uphill Lincoln

Located within a secure gated development in the highly desirable uphill area of Lincoln, this beautifully presented second-floor apartment offers generous, modern accommodation ideal for first-time buyers, professionals, or those seeking a smart investment opportunity. Positioned close to Bishop Grosseteste University and the historic Cathedral Quarter, the apartment benefits from a peaceful setting with leafy surroundings and views from its private balcony.

The heart of the home is a spacious and stylish open-plan kitchen, living, and dining area with wood-effect flooring and French doors opening onto a Juliet balcony. The contemporary kitchen is fitted with integrated appliances, sleek high-gloss cabinetry, and ample work surfaces—perfect for modern living and entertaining. Off the welcoming hallway are two well-proportioned double bedrooms, including a generous main bedroom with its own en-suite shower room, while a separate modern bathroom serves the second bedroom and guests.

Additional features include gas central heating, secure intercom entry, a private garage within a block, and well-maintained communal areas. The gated nature of the development provides an added sense of security and exclusivity; all set in a quiet and mature environment.

The property is leasehold with a 999-year lease from April 2007, leaving approximately 981 years remaining. The ground rent is approximately £300 per year, and the annual service charge is around £1,400.

## Entrance Hall

5.73m x 1.1m (18'10" x 3'7")

The entrance hall offers a warm and inviting welcome to the apartment, with a long, well-lit corridor finished with wood-effect flooring that enhances the sense of space. There's ample room for storage furniture, bookshelves, or decorative pieces, creating a homely and practical entrance. Internal doors lead off to both bedrooms, the bathroom, and the impressive open-plan living area, giving the hall a central role in the flow of the home. A fitted cupboard also provides useful storage space for coats, shoes, or household items.

## Living/Dining/Kitchen

4.48m x 7.02m (14'8" x 23'0")

The open-plan kitchen, living, and dining area is the heart of the home—bright, spacious, and beautifully designed for modern living. The living space is warm and welcoming, with wood-effect flooring and French doors opening onto a private balcony, providing a peaceful, leafy outlook. The dining area easily accommodates a full-sized table, making it ideal for entertaining or everyday family meals.

The kitchen is sleek and contemporary, fitted with a range of integrated appliances, gloss-fronted units, and a contrasting dark worktop and splashback. A central island adds extra prep space and casual seating, creating a sociable, well-connected environment. The adjoining balcony offers a tranquil spot to relax with a coffee or enjoy the greenery, adding valuable outdoor space to this stylish apartment.

## Bedroom 1

2.98m x 5.74m (9'10" x 18'10")

Bedroom 1 is a spacious and serene double room, beautifully finished with soft tones and wood-effect flooring. A set of French doors opens out onto a private balcony, offering a peaceful outlook over mature trees and bringing in plenty of natural light. The room easily accommodates a king-size bed along with freestanding

wardrobes, drawers, and additional furniture, while still retaining a sense of openness.

This bedroom also benefits from its own en-suite shower room, making it a private and practical retreat within the home. The leafy views and outdoor access add a rare touch of tranquillity to apartment living.

### En-Suite

1.93m x 2.06m (6'4" x 6'10")

The en-suite shower room is finished to a high standard with a clean, contemporary design. It features a corner shower with sliding glass doors and a chrome rainfall shower head, complemented by white tiled walls for a bright, fresh feel. A modern vanity unit with inset basin provides practical storage beneath a large, framed mirror, while a low-level WC sits neatly beneath a frosted window that allows natural light while maintaining privacy. The room is completed with tiled flooring and stylish fittings, creating a sleek and functional space.

### Bedroom 2

2.85m x 3.73m (9'5" x 12'2")

Bedroom 2 is a comfortable and attractively presented double room, currently styled with calming tones and a feature floral wallpaper. A large window allows for plenty of natural light while offering views over the surrounding greenery, creating a peaceful and relaxing atmosphere. The room provides ample space for a double bed and freestanding furniture such as wardrobes and drawers, making it ideal as a guest room, home office, or second bedroom for family living. The wood-effect flooring adds a modern finish to this versatile space.

### Bathroom

2.29m x 1.88m (7'6" x 6'2")

The main bathroom is tastefully finished with neutral tones and modern fittings, offering a relaxing space with a full-sized panelled bath and overhead shower, complete with a glass screen. A pedestal wash basin sits beneath a large wall mirror, enhancing the sense of light and space, while a low-level WC completes the suite. Stylish ceramic wall tiles with a decorative mosaic border and tiled flooring add a clean, polished look, making this an ideal space for both guests and everyday use.

### External

The apartment is set within a well-maintained and secure gated development, offering both peace of mind and a sense of exclusivity. Residents benefit from beautifully kept communal grounds, landscaped with mature greenery and set back from the road, providing a calm and attractive setting. A private single garage is located in a nearby block, offering secure parking or additional storage. The development is accessed via electronically controlled gates and features a modern communal entrance with intercom entry for added security.

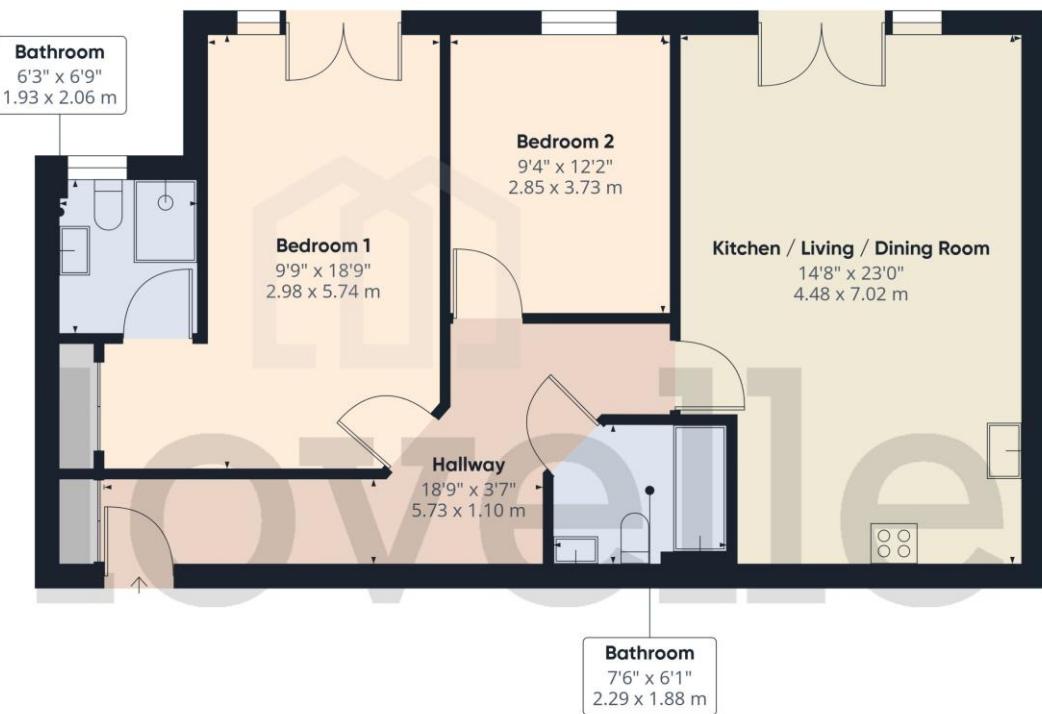
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### Agents Notes

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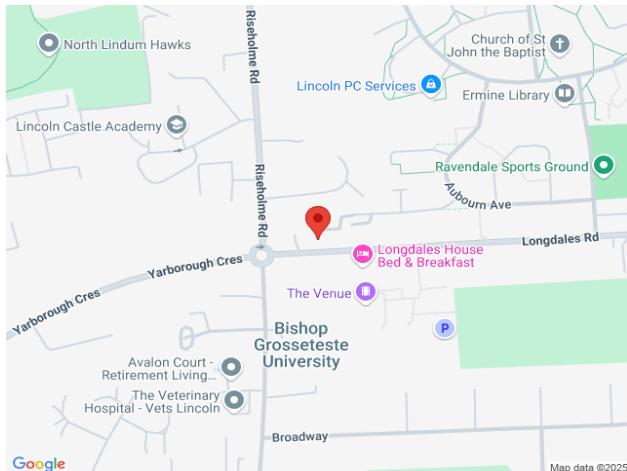


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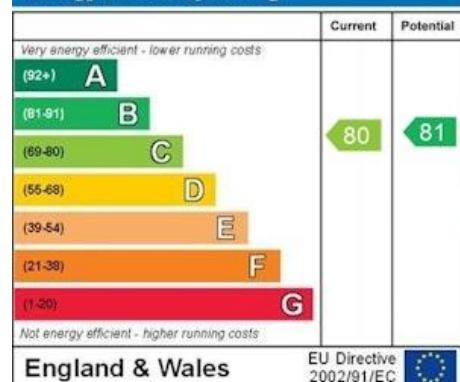
Approximate total area<sup>(1)</sup>  
887 ft<sup>2</sup>  
82.4 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360



#### Energy Efficiency Rating



When it comes to property  
it must be

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