



Charles Street  
Lincoln

MOUNT & MINSTER

# Charles Street

## Lincoln

- Well presented terrace house
- Close to City Centre
- Open plan living room
- 3 Bedrooms, one with ensuite
- On Street Parking
- Rear Yard
- Viewing Advised

### INTRODUCTION

We are delighted to bring to the market this tastefully refurbished property, conveniently located close to the city centre of Lincoln. This three bedroom house comprises of an open plan lounge/dining room, newly fitted modern kitchen, newly fitted tasteful and bright bathroom, three bedrooms and ensuite. Outside there is an enclosed rear garden.

### 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 city centre and also 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.

### VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

### ACCOMMODATION

#### Living Room

**3.08 x 8.09 (10'1" x 26'6")**

Entrance from the communal passage leading to a bright and airy open plan living/dining room, with stairs leading to the first floor; UPVC windows to the front and rear





### **Kitchen**

**2.06 x 4.69 (6'9" x 15'4")**

Access from the living room to this bright and modern kitchen, with newly fitted behind décor panel gas boiler, 1 and 1/2 bowl sink with mixer tap, gas 4 ring hob and a fan assisted oven, with cooker hood, plumbing for a washing machine and dishwasher and space for a tall fridge/freezer.

### **Rear Lobby**

Access via an archway from the kitchen, rear door which provides access to the rear garden

### **Downstairs Bathroom**

Newly fitted bathroom suite comprising of a low level W/C, bath with mixer tap and over bath shower with riser and rainfall head, wash basin with modern white vanity cabinet under

### **Stairs/Landing**

Provides access to three bedrooms

### **Bedroom One**

**3.35 x 3.5 (10'11" x 11'5")**

Double room with access to en-suite shower room

### **En-suite**

This is accessed via a sliding door from bedroom one and comprises of a low level W/C, wall mounted washbasin and shower tray, wall mounted shower with shower curtain

### **Bedroom two**

**2.21 x 3.49 (7'3" x 11'5")**

UPVC window

### **Bedroom Three**

**2.21 x 2.53 (7'3" x 8'3")**

UPVC window

### **Rear Garden**

Access via the rear lobby and gate from the communal passage. This is largely paved, with a small flowerbed and an outside store.

### **ENERGY PERFORMANCE CERTIFICATE**

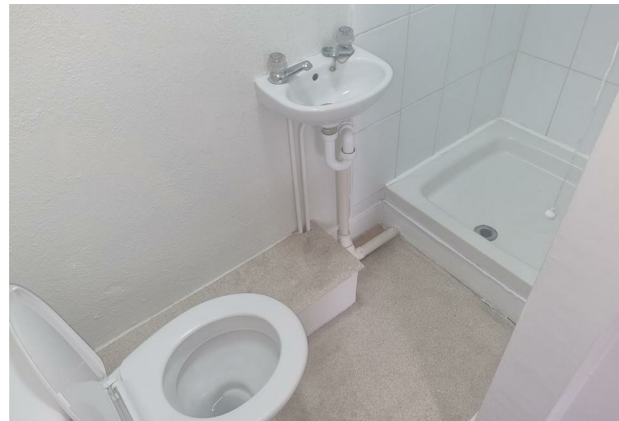
EPC rating: E

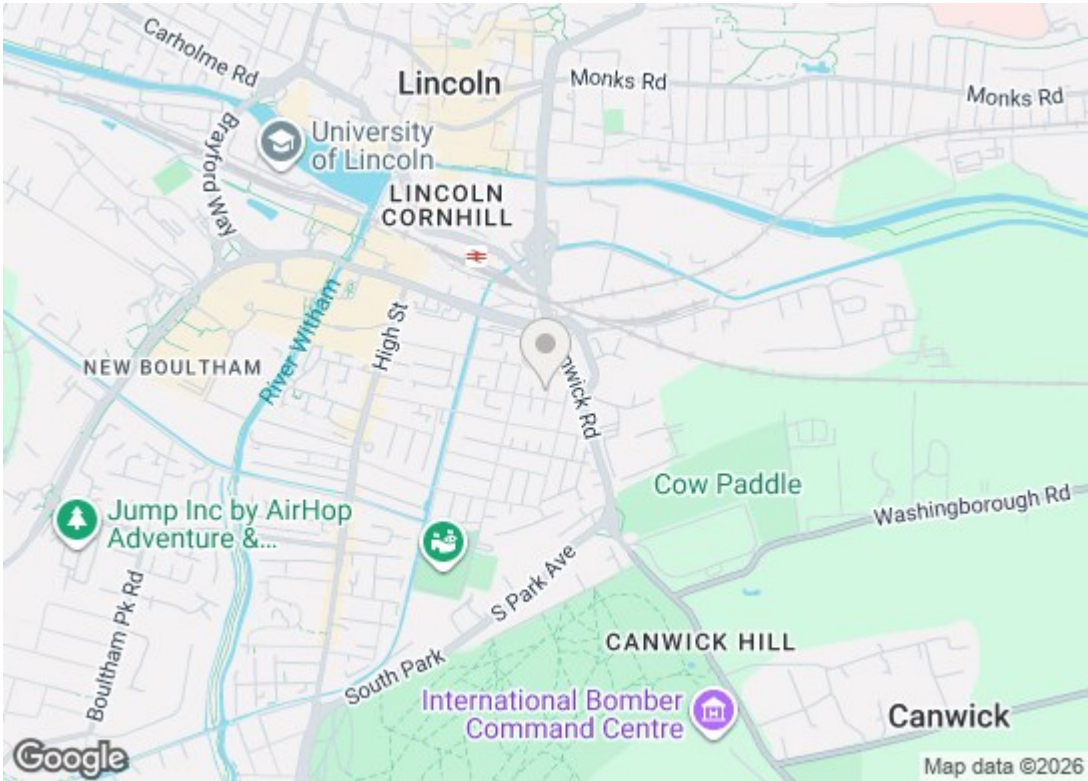
### **COUNCIL TAX BAND**


Council tax band: A


### **PARTICULARS**

Drafted following clients instructions as of August 2024.





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	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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