



Riseholme Road
Lincoln

MOUNT & MINSTER

Riseholme Road

Lincoln

- Good Sized Family Home
- Great Uphill Location
- Lounge, Kitchen with Dining Area
- Conservatory
- 5 Bedrooms, 2 Bathrooms
- Double Garage
- Viewing Recommended

INTRODUCTION

A superb detached family home in a sought after uphill location. The property offers spacious accommodation and comprises: Entrance Hall, Lounge, Kitchen, Utility Room, Dining Room, Downstairs WC, Five Bedrooms, Bathroom and an Ensuite Shower Room. Outside, there is a paved driveway which provides parking for several cars and a double garage with dual access doors. To the rear is a predominantly laid to lawn 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 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 Northgate.

ACCOMMODATION

Entrance Hall

Lounge

4.13m x 5.65m (13'6" x 18'6")

French doors leading to rear patio.

Kitchen

6.9m x 3.24m (22'7" x 10'7")

Integrated dual grill and oven with hob and extractor fan over, integrated fridge and freezer, stainless steel sink and drainer, integrated Hotpoint dishwasher.





Utility Room

2.2m x 2.38m (7'2" x 7'9")

Stainless steel sink and drainer, space and plumbing for washing machine and dryer.

Dining Room

3.54m x 2.64m (11'7" x 8'7")

French doors leading to rear garden.

Downstairs WC

First Floor Landing

Bedroom Five

2.75m x 2.34m (9'0" x 7'8")

Bedroom Two

4.20m x 3.20m (13'9" x 10'5")

Bedroom Four

2.89m x 3.49m (9'5" x 11'5")

Bedroom Three

3.87m x 3.3m (12'8" x 10'9")

Bathroom

Master Bedroom

5.06m x 3.86m (16'7" x 12'7")

Two storage cupboards.

Ensuite Shower Room

Outside

Front-Block paved driveway providing parking for several cars leading to double garage, laid to lawn area with mature trees and shrubs, pedestrian access gates on both sides of the house.

Rear- predominantly laid to lawn with fenced borders, mature shrubs and gravelled area.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: E

VIEWINGS

Strictly by prior arrangements with the agent (01522 716204).

PARTICULARS

Drafted following clients' instructions of January 2024.

ADDITIONAL INFORMATION

For further information, please contact Megan Boulter at Mount & Minster:

T: 01522 716204

E: megan@mountandminster.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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

