



Thurlow Court
Lincoln

MOUNT & MINSTER

Thurlow Court

Lincoln

- Well presented semi detached house
- Popular residential area
- Lounge, Kitchen / diner
- Garden Room
- 3 Bedrooms
- Single Garage / Home Office
- Viewing Advised

INTRODUCTION

This three bedroom family home comprises: Lounge, Kitchen Diner, Downstairs WC, Three Bedrooms and a Bathroom. The gravelled driveway can accommodate parking for several cars and has gates which lead to the rear of the property. To the rear is a predominantly laid to lawn garden with a decking area and a single garage which has been split to provide office space in one half and workshop space in the other half.

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. In the north of the city is the historic bailgate area, 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.

ACCOMMODATION

Entrance Hall

Lounge

2.72m x 2.48m (8'11" x 8'1")





Kitchen

4.73m x 3.95m (15'6" x 12'11")

Space and plumbing for washing machine and dryer, dishwasher, space for fridge and freezer, Hotpoint oven with hob and extractor hood over.

Downstairs WC

Master Bedroom

3.07m x 2.69m (10'0" x 8'9")

Fitted wardrobe with hanging rails and shelving.

Bedroom Two

2.22m x 2.69m (7'3" x 8'9")

Bedroom Three

2.10m x 2.38m (6'10" x 7'9")

Bathroom

2.08m x 1.81m (6'9" x 5'11")

Outside

Front-There is a gravelled driveway which provides parking for several cars with a laid to lawn garden area.

Rear- A predominantly laid to lawn garden with a decking area. There is also a single garage which has been sectioned to provide office space in one half and workshop space in the other half.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: B

VIEWINGS

By prior appointment with the Sole Agents: 01522 716204

PARTICULARS

Drafted and photographs taken following clients' instructions of October 2022

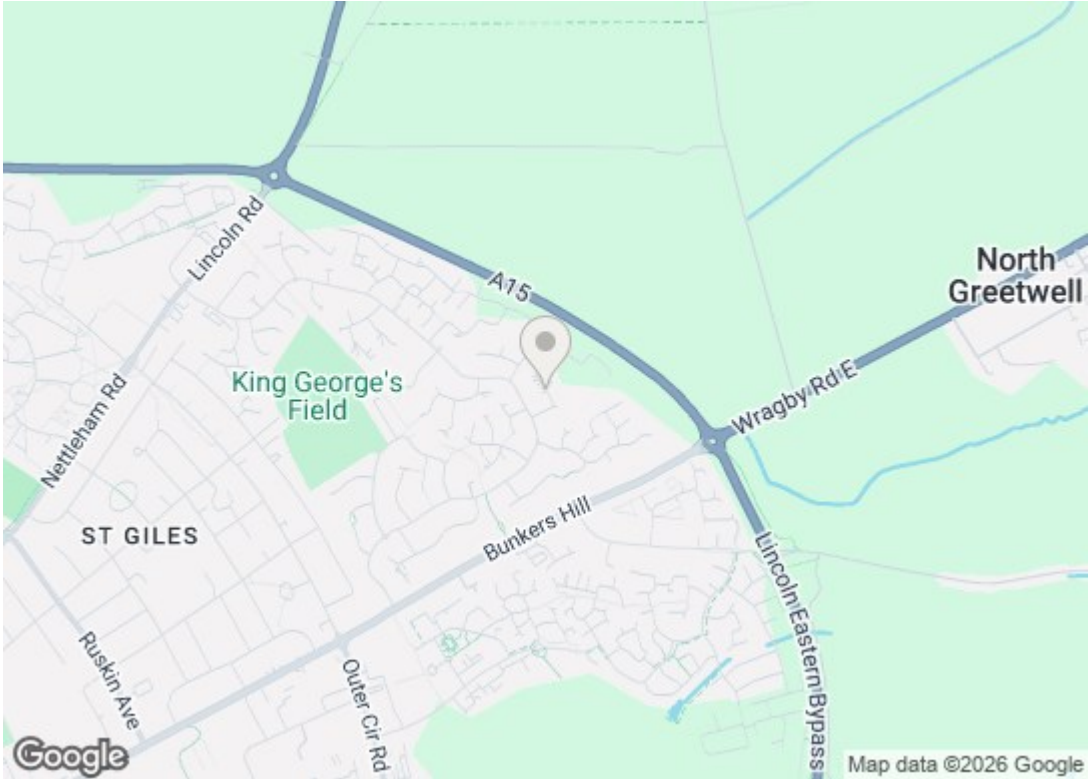
ADDITIONAL INFORMATION

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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 

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