



Manton Road, Lincoln



£180,000

- Two Double Bedrooms
- Ground Floor Apartment
- Secure Gated Development
- Popular Uphill Location
- Communal Gardens
- Bathroom & Ensuite
- Garage
- EPC Rating B



Situated in a highly sought-after uphill location, this spacious two-bedroom ground floor apartment offers modern, open-plan living within a secure gated development, conveniently positioned close to Lincoln's historic Cathedral Quarter.

The property provides an impressive 23ft open-plan living and dining space. The adjoining modern kitchen is fitted with a range of integrated appliances.

The 19ft master bedroom is a particularly generous room and benefits from a modern en-suite shower room, while there is also a second well-proportioned bedroom and a separate family bathroom.

Further benefits include secure gated access, a single garage and no onward chain, making this an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.

Located within easy reach of Lincoln city centre, the property provides convenient access to the Cathedral Quarter, local amenities, restaurants and bars, as well as excellent transport links.



Entrance Hall

The property is entered via a communal hallway with intercom access leading through to an inner hallway with entrance to the apartment.

Open Plan Living Room/ Kitchen 23'0" x 14'7" (7m x 4.4m)

An open plan living area with kitchen area consisting of base and eye level units with worktop over and sink inset. Integrated appliances. This leads through to the lounge area with windows to the front and side aspects and a radiator.

Bedroom One 18'11" x 14'3" (5.8m x 4.3m)

With a window and french door to the front aspect and radiator.

En-Suite 6'6" x 6'5" (2m x 2m)

With window to front elevation, radiator, shower cubicle, pedestal wash basin, low level wc and tiled floor.

Bedroom Two 12'5" x 9'3" (3.8m x 2.8m)

With a window to the front aspect and radiator.

Bathroom 8'0" x 6'6" (2.4m x 2m)

Fitted with a panelled bath, pedestal wash basin, low level wc and radiator.

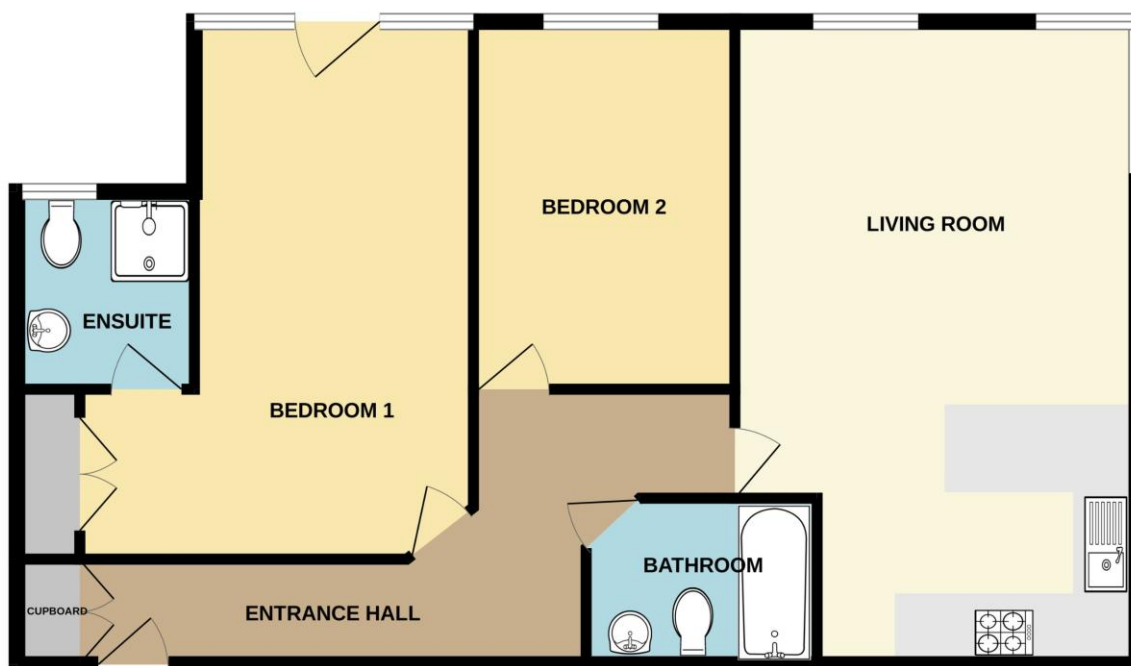
Outside

The property is approached via secure gated entry leading to a single garage.

Agents Note

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GROUND FLOOR 870 sq.ft. (80.8 sq.m.) approx.



MANTON ROAD, LINCOLN LN2 2JL

TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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