



Mildmay Street, Lincoln



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£270,000

- Well Presented Bay Fronted Terraced House
- Three Bedrooms
- Two Reception Rooms
- Uphill Location
- Enclosed Garden
- Family Bathroom and Downstairs WC
- Tenure: Freehold
- EPC Rating TBC



Well presented THREE BEDROOM Bay Fronted Terraced House located in the sought after uphill area of Lincoln. Perfectly positioned within walking distance of the Cathedral Quarter, Bailgate and City Centre and the host of amenities they have to offer.

The accommodation on offer comprises Private Passageway, Entrance Hall, Bay Fronted Lounge, Dining Room, Kitchen and WC to the ground floor. To the first floor there are Three Bedroom and Family Bathroom. Externally the property offers a enclosed lawned garden to the rear with two decking areas and patio.

The property further benefits from Gas Central Heating and uPVC Double Glazing though out.

Passageway

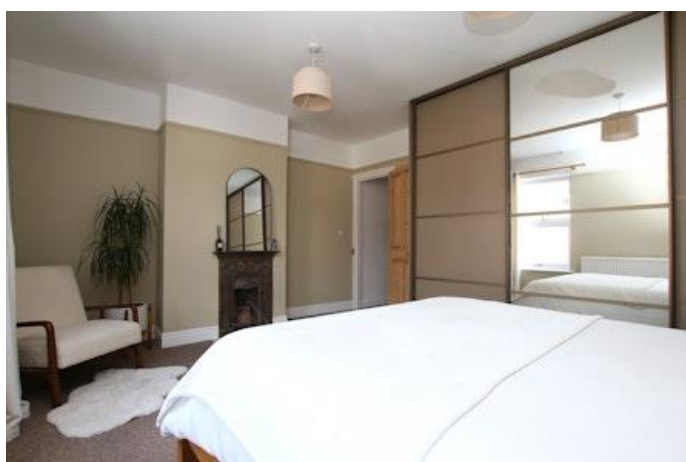
Private passageway with access to the entrance hall and rear garden.

Entrance Hall

With stairs to the first floor.

Lounge 12'6" x 12'0" (3.8m x 3.7m)

With a bay window to the front aspect, fireplace with multi-fuel burner and radiator.



Dining Room 12'4" x 12'0" (3.8m x 3.7m)

With french doors leading to the rear garden, velux roof skylight, understairs cupboard, fireplace and radiator.

Kitchen 19'5" x 8'1" (5.9m x 2.5m)

With windows to the side aspect, fitted with wall and base units with worktops over, access to pantry with integrated shelves, sink and drainer unit, double oven, induction hob with extractor hood, room for dishwasher, washing machine and dryer and door leading to the rear garden.

WC

With a window to the side aspect, low level wc and radiator.

Landing

With stairs to the ground floor and access to the loft space.

Bedroom One 14'4" x 12'6" (4.4m x 3.8m)

With windows to the front aspect, fitted wardrobe, fireplace and radiator.

Bedroom Two 11'7" x 9'2" (3.5m x 2.8m)

With a window to the rear aspect and radiator.

Bedroom Three 8'10" x 6'11" (2.7m x 2.1m)

With a window to the rear aspect and radiator.



Bathroom

With a low level wc, wash hand basin, freestanding bath and radiator.

Outside

To the front of the property is a walled garden and door to the private passageway.

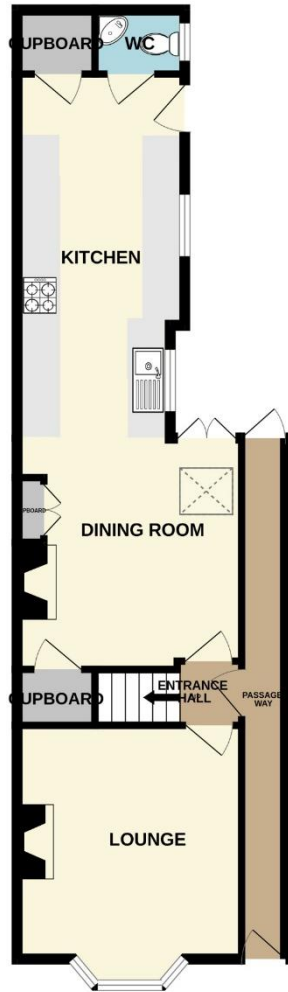
To the rear of the property is an enclosed low maintenance garden with patio area and the rest laid to lawn.

Agents Note

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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



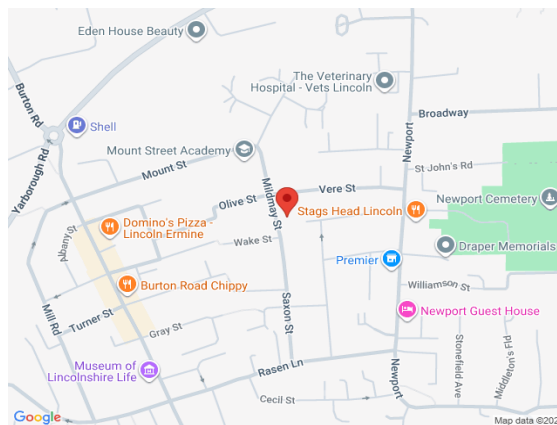
1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



MILDMAY STREET, LINCOLN, LN1 3HR

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk