



Union Road
Lincoln

MOUNT & MINSTER

Union Road

Lincoln

- Well Appointed, Detached Former Lodge
- Refurbished to an exceptional standard
- Sought After Uphill Location
- 2 Double Bedrooms
- Courtyard Gardens
- Close Proximity to Local Ammenties
- Viewing Advised

INTRODUCTION

A rare opportunity to move to this sympathetically refurbished and well appointed home situated in the sought after and historic Uphill district of the Cathedral City of Lincoln. Nestled in the shadow of Lincoln Castle, this appealing home comprises: entrance portico, living room, inner lobby, kitchen with bespoke cabinetry, bathroom, 2 double bedrooms and conservatory. The gardens are separated to create 3 separate areas, a small utility courtyard, an attractive, enclosed courtyard ideal for outside entertaining, and a further garden area. This home has been refurbished to a high standard by the current owners and offers an excellent opportunity for a professional person or couple desiring the benefit of city amenities on the doorstep, coupled with the privacy this unique home has to offer.

LOCATION

ACCOMODATION

Living Room

Kitchen

Bedroom 1





Bedroom 2

Bathroom

Conservatory

Gardens

EPC

EPC rating E45

COUNCIL TAX

Band C

SERVICES

Mains gas, electric, water.

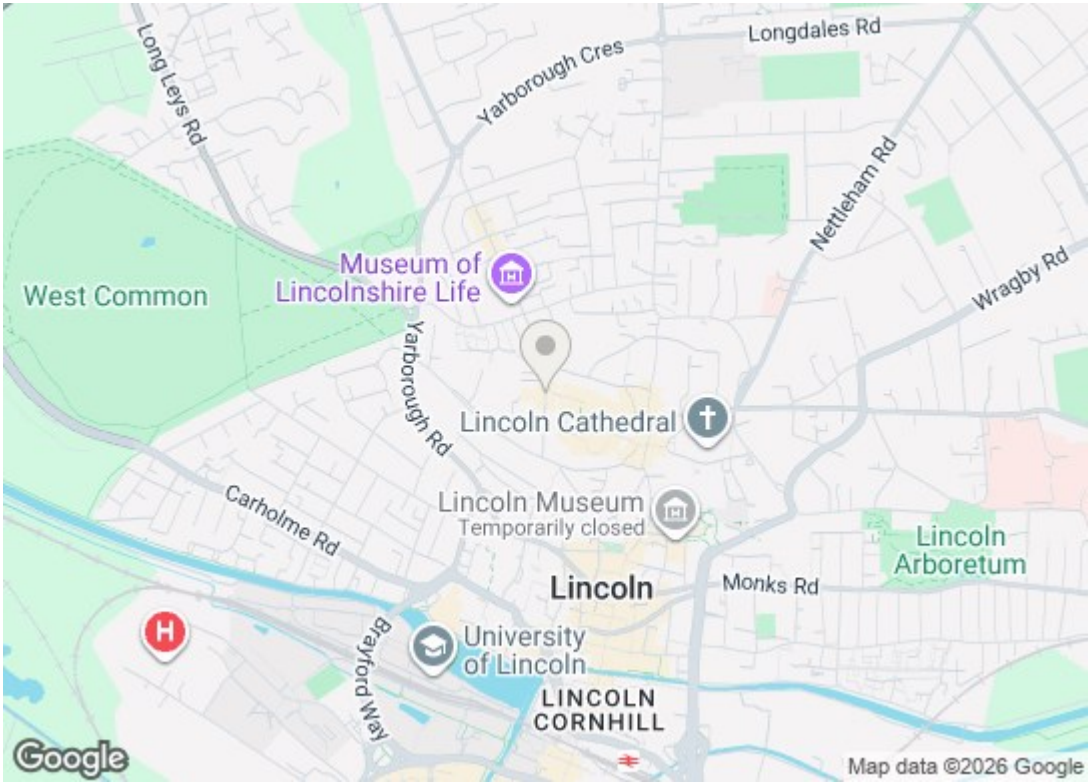
PARTICULARS

Drafted following clients' instruction July 2025

VIEWINGS

By prior arrangement with the sole agents (01522 716204)





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		
	45	75
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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