



Blackfriars Walk

MOUNT & MINSTER

DESCRIPTION

Set in a green and leafy location in this popular and quiet area of Lincoln, this glorious home offers spacious living at its very best. The spacious accommodation includes an entrance hall with a ground floor W.C., a lounge looking out over the front garden, a kitchen diner with French doors opening out into the rear garden, three bedrooms upstairs together with two bathrooms, including an ensuite to the master bedroom.

OUTSIDE

The property is hugely desirable due to the unique way these properties have been constructed without a vehicular road passing in front of them. Instead, vehicular access and garaging is to the rear, giving these special residences the advantage of lawns and trees to the front with a single path, making this area very quaint, pretty and quiet. The front lawn has shrubs and a tree, with the larger rear garden laid predominately to lawn with a patio area and gate leading to the parking to the rear and the garage.

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 Northgate, within easy reach of Lincoln.

SCHOOLS

Local primary schools include Lincoln Carlton Academy and St Giles Academy. Close by there are secondary schools which include Lincoln Christ's Hospital School, Lincoln Minster, The Priory Pembroke Academy and Lincoln UTC.

SERVICES

The property is centrally heated with mains electricity, gas, water and drainage all connected.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: B

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

e: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



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