



Bailgate
Lincoln

MOUNT & MINSTER

Bailgate

Lincoln

- No Onward Chain
- Superb Location
- Two Bedrooms
- Kitchen/Dining Room
- Living Room
- Patio Garden
- Investment Opportunity

INTRODUCTION

This unique superbly situated property within the ever popular Bailgate quarter of Lincoln, briefly comprises of two bedrooms, kitchen/dining room, living room, shower room and WC. Outside the property benefits from a garden with alfresco dining patio area.

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. The property is situated on the edge of the historic area of Lincoln, 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.

ACCOMODATION

Entrance Porch





Kitchen/Dining Room

Tiled flooring, range of base units, housing Belfast sink with stainless steel mixer taps over, wooden work surfaces over, tiled splashbacks, space for oven, extractor over, feature lighting, window.

Dining Area

Carpet, radiator, window, ceiling light fittings, exposed beamwork.

Living Room

Carpet, uPVC window, radiator, pendant light fitting, open fire with tiled hearth and brick surround.

Shower Room

tiled flooring, water proof panelling,, pedestal wash hand basin, radiator, towel rail, shower cubicle with electric shower over, extractor, window.

WC

Low level WC

Bedroom One

Carpet, radiator, pendant light fitting, wall mounted lights,, window

Landing/Study

carpet, radiator, ceiling feature light fitting.

Bedroom Two

Carpet, radiator, pendant light fitting, window to side and velux offering views of the Cathedral

OUTSIDE

Low maintenance patio garden with mature shrubs, and space for alfresco dining.

COUNCIL TAX BAND

Band: B
Lincoln City Council

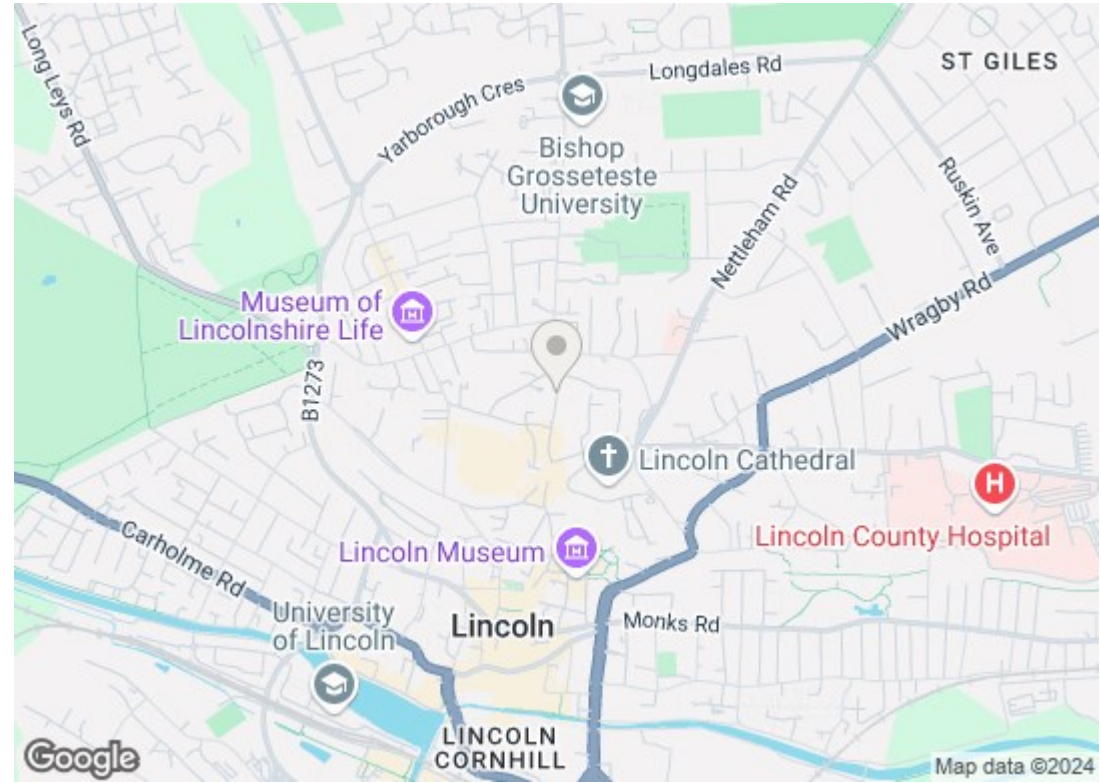
ENERGY PERFORMANCE CERTIFICATE

Rating: E

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.





Ground Floor
Approx. 36.2 sq. metres (389.2 sq. feet)

First Floor
Approx. 32.2 sq. metres (346.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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60 1/2 Bailgate, Lincoln

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(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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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

