



66 Cecil Street

MOUNT & MINSTER



A delightful double fronted three bedroom residence in sought after Uphill location.

- Desirable Uphill Location
  - Three bedrooms
    - Kitchen
    - Utility
  - Open plan living/dining room
- Recently re-roofed useful outbuilding
- Landscaped Courtyard garden



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## INTRODUCTION

A delightful double fronted property situated in the highly sought after Uphill area of Lincoln, this three bedroomed end of terrace town house briefly comprises, open plan living/dining room with log burner, kitchen, utility, and bathroom. To the first floor there are three bedrooms.

## OUTSIDE

The property benefits from side access, leading into a the rear garden which has recently been landscaped by the current vendors to create a delightful courtyard garden with mature trees, raised beds and a grassed alfresco dining seating area. The property further benefits from a recently re-roofed outbuilding with power and light.

## LOCATION

The property is situated on Cecil Street, within a few minute's walking distance is the conveniently located Bailgate area, enjoying independent and boutique shopping together with restaurants, cafes, art galleries and tourist attractions.

Lincoln is internationally renowned for the 11th-century castle and Medieval Cathedral, as well as its charming architecture. The Museum of Lincolnshire Life and the Collection, which houses archaeological exhibits and art, are both popular attractions, together of course with Lincoln Castle, with its superb fortified walls and open grounds, accommodating the famous Magna Carta.

The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants and 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.

## ACCOMMODATION

### Open plan living/dining room

A lovely light double fronted room, uPVC double glazed windows to front, solid oak wood flooring, ceiling lights, two radiators, fireplace with log burner.

### Kitchen

Tiled flooring, uPVC glazed door to rear, uPVC double glazed window to rear, ceiling light, range of wall and base units, quartz worktop, stainless steel sink, integrated fridge freezer, integrated oven, microwave and warming draw, induction hob with extractor over, built in storage cupboard, ceiling light.





#### Utility

Tiled flooring, uPVC double glazed window to rear, space and plumbing for washing machine, wall mounted shelving.

#### Downstairs bathroom

Tiled effect lino, uPVC double glazed window to rear, extractor, ceiling light, fully tiled, pedestal wash hand basin, low level WC, bath with mains shower over, wall mounted heated towel rail.

#### Landing

carpet, ceiling light, uPVC double glazed window to rear, access to loft space, which is part boarded with a pull down access ladder.

#### Bedroom one

Carpet, ceiling light, uPVC double glazed window to front, recently restored original fireplace, radiator.

#### Bedroom two

Carpet, ceiling light, uPVC double glazed window to front.

#### Bedroom three

Carpet, ceiling light, radiator, uPVC double glazed window to rear, built in storage cupboard, further cupboard housing boiler, and additional storage space.

#### ENERGY PERFORMANCE CERTIFICATE

Rating: D

#### SERVICES

The property has mains gas, electricity, water and drainage.



**COUNCIL TAX**

Band: B  
Lincoln City Council

**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession upon completion.

**VIEWINGS**

Strictly by prior arrangement with the Agents (01476 851400).

**ADDITIONAL INFORMATION**

For further details please contact Mount & Minster:  
T: 01476 851400  
e: info@mountandminster.co.uk

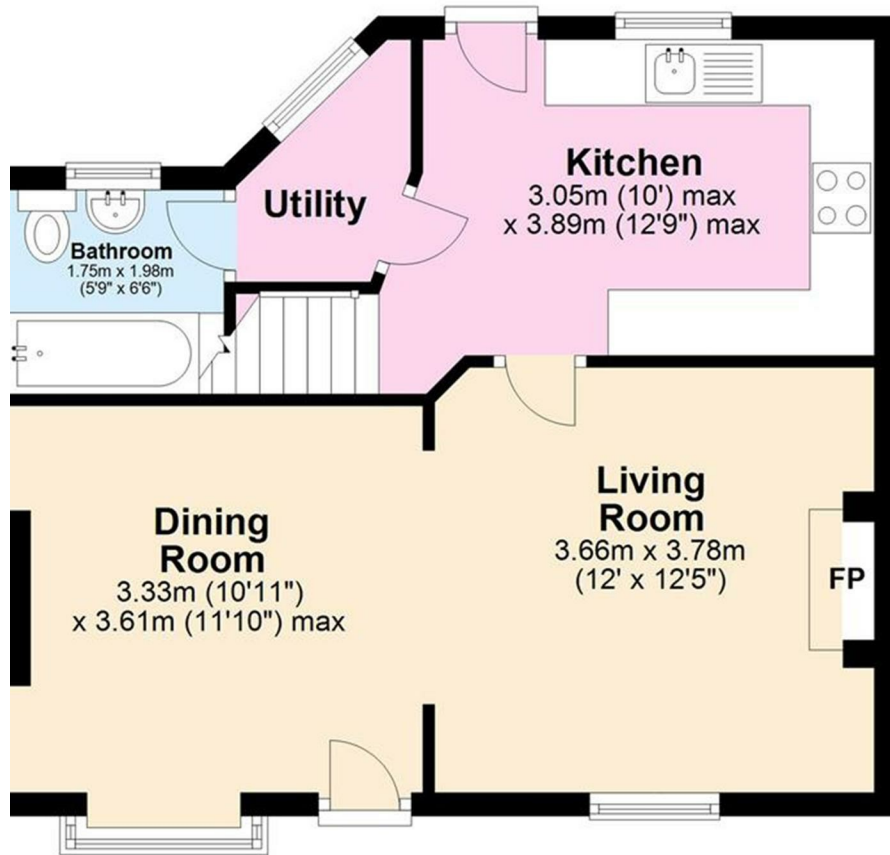
**BUYER INDENTITY CHECKS**

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.



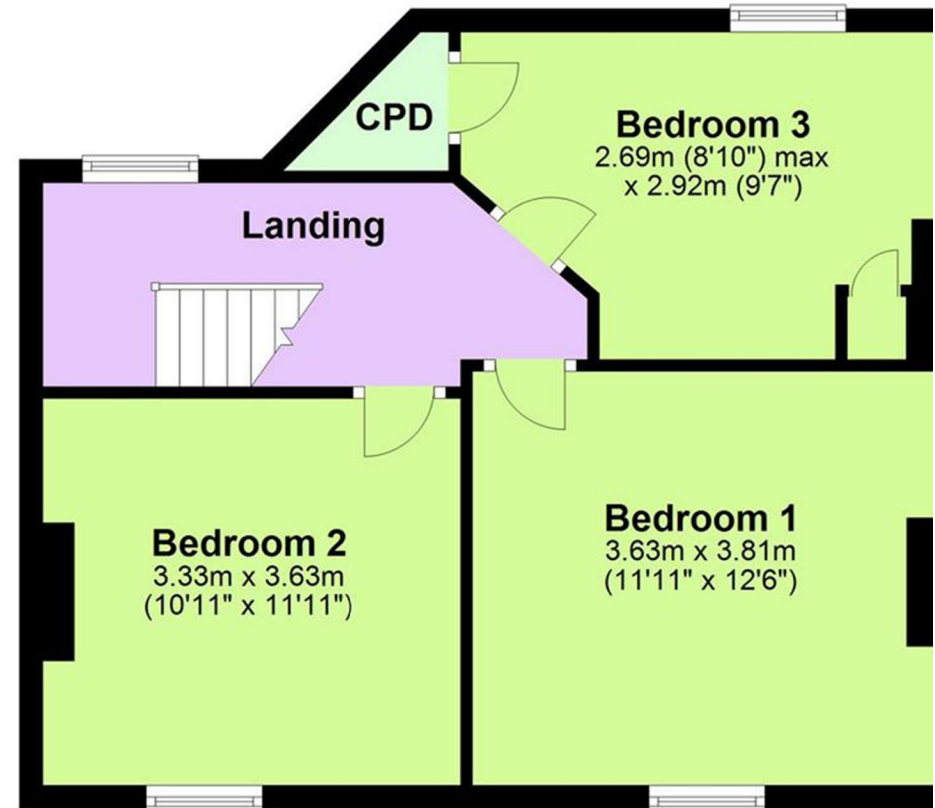
## Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



Total area: approx. 91.7 sq. metres (986.7 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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**66 Cecil Street, Lincoln**

