



Museum Court, Lincoln

Asking Price £250,000


MARTIN & CO

Museum Court, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

Asking Price £250,000

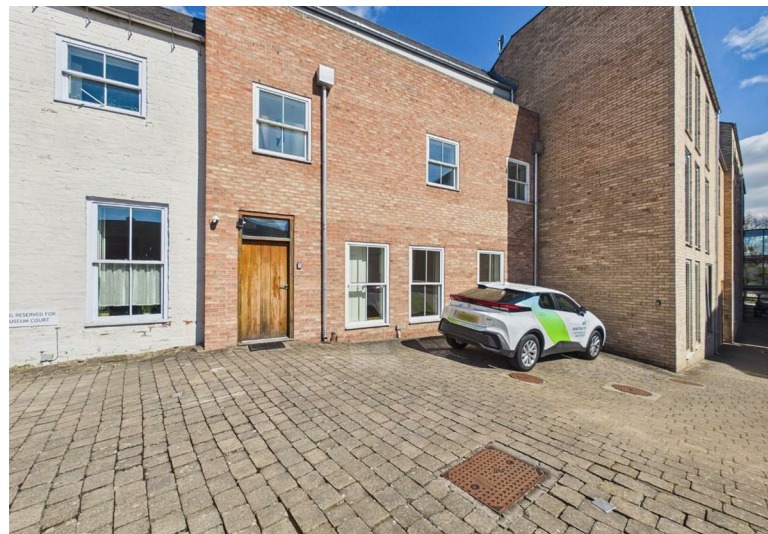
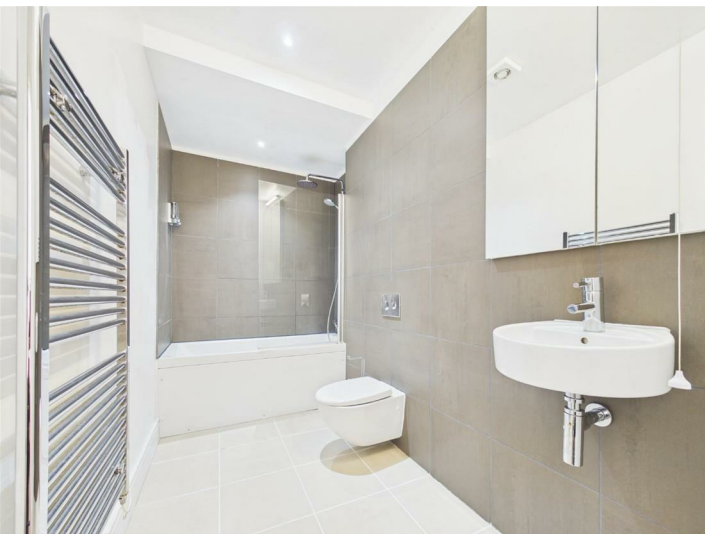
- Modern fitted kitchen with integrated Neff appliances and Sharp washer dryer
- Split-level duplex with spacious and versatile layout
- Two bedrooms, including built-in wardrobe and ensuite to principal bedroom
- Excellent views across Lincoln from upper levels
- Gated development with coded entry
- EPC - D
- Council Tax Band - D
- Tenure - Leasehold

Three-storey home set within a secure gated development in the heart of Lincoln City Centre. This impressive two-bedroom property offers stylish and versatile living accommodation, ideal for modern city living.

Perfectly positioned, the property is within easy reach of Lincoln's vibrant High Street, offering a wide range of shops, restaurants, and amenities. The historic Cathedral Quarter, including the renowned Steep Hill and Bailgate area, as well as the University of Lincoln, are all just a short distance away.

Further benefits include one allocated parking space within the gated development, providing both convenience and security in this highly sought-after central location.

EPC - D
Council Tax Band - D
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DESCRIPTION

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Entrance Hall

6'8" x 3'6"

Wooden front door leading into a welcoming hallway with wood flooring, coat and shoe storage cupboard, electric radiator, spotlights, and intercom/security entry phone.

Living Room

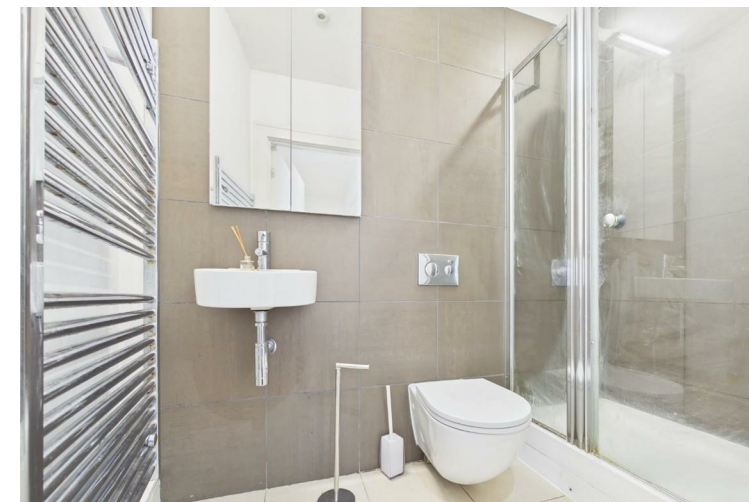
17'0" x 16'7"

Bright and spacious living area featuring wooden flooring, two double-glazed windows with wooden shutters, electric radiator, under-stairs storage cupboard housing the consumer unit, and spotlighting throughout.

Kitchen

9'1" x 16'0"

Modern fitted kitchen with hardwood flooring, two electric heaters, and spotlights. Comprising a range of base and eye-level units, stainless steel double bowl



sink with mixer tap, Neff electric oven and hob, integrated Neff dishwasher and fridge freezer, and integrated Sharp washer dryer. Double-glazed windows with wooden shutters.

Stairs & Landing
15'9" x 3'1"

Wooden flooring with storage cupboard housing the hot water tank, electric radiator, spotlighting, and a double-glazed window with wooden shutters.

Bathroom
4'11" x 12'10"

Stylish bathroom with tiled flooring, chrome ladder-style radiator, low-level WC, porcelain basin with mixer tap set within a vanity cupboard (with shaving point), panelled bath with mixer and rainfall shower, extractor fan, and illuminated vanity mirror with storage.

Bedroom
8'8"x.16'0"

Generous principal bedroom featuring carpet flooring,

spotlighting, electric radiator, double-glazed window with fitted wooden shutters, and built-in wardrobe.

Ensuite
4'0" x 7'9"

Contemporary en-suite with tiled flooring, low-level WC, porcelain basin with mixer tap, chrome ladder-style radiator, mirrored vanity unit with lighting, mixer shower within a hinged enclosure, spotlights, and Blauberg extractor fan.

Bedroom
8'5" x 10'2"

Comfortable second bedroom with carpet flooring, spotlights, electric radiator, and double-glazed window with wooden shutters.

Stairs & Landing
6'0" x 3'0"

Wooden flooring, electric radiator, spotlighting, and a large picture window offering impressive views over the city of Lincoln.

Reception Room
23'3" x 12'2"

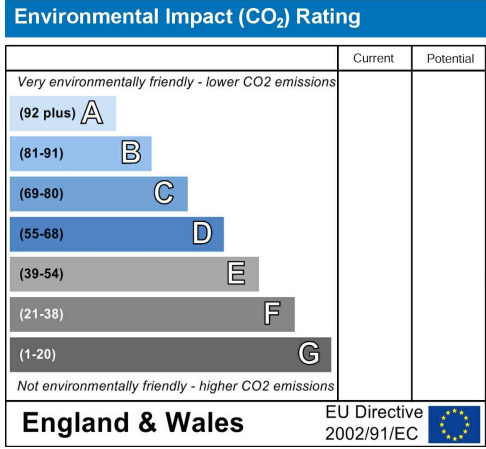
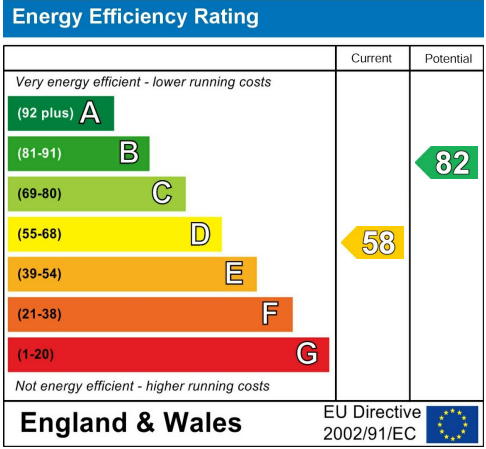
Versatile additional living space with wooden flooring, two electric radiators, spotlights, and large patio doors opening onto a balcony with panoramic views over Lincoln.

Outside

Private balcony area enjoying elevated views across the city of Lincoln. The property also benefits from one allocated parking space and secure entry via coded gates.

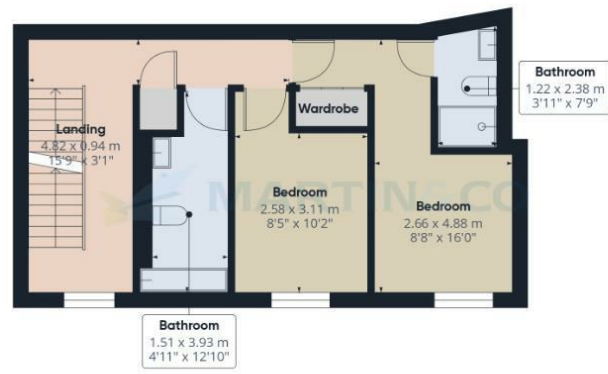
Fixtures & Fittings

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
113.9 m²
1227 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.