

# BELL



57, MANTON ROAD  
Lincoln

 2  2  1  C

£1,100 Per

- RENT: £1100.00 / DEPOSIT: £1269.23
- UPHILL LOCATION
- AVAILABLE NOW
- EPC: C / COUNCIL TAX BAND: D
- TWO DOUBLE BEDROOMS
- CONTACT LINCOLN: 01522 538888



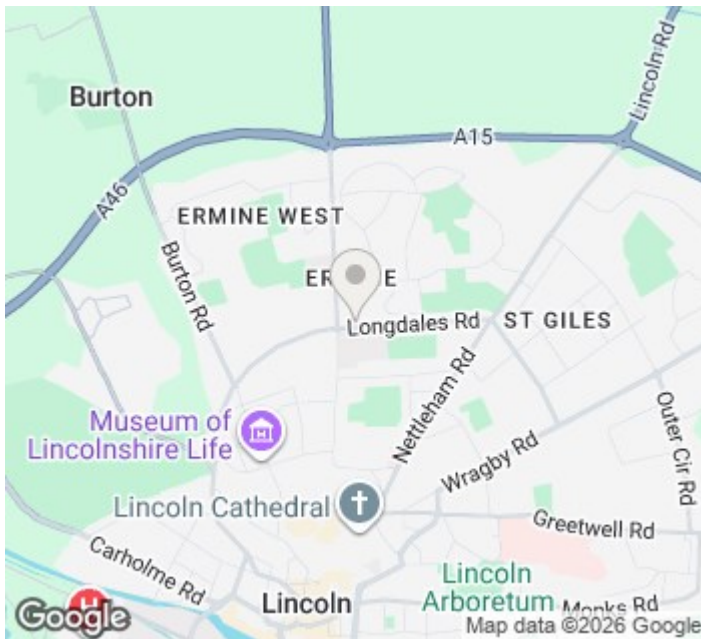
An exceptional second floor apartment enjoying an enviable position within Lincoln's prestigious Uphill area, offering stylish contemporary living, generous accommodation, and the rare benefit of two private balconies. Beautifully presented throughout and set within a secure gated development, this superb home is perfectly suited to professionals, couples or those seeking a high-quality rental property in one of the city's most desirable locations.

The heart of the home is an impressive open-plan living, dining and kitchen space, thoughtfully designed to maximise both natural light and functionality. The contemporary kitchen is fitted with a range of sleek units and integrated appliances, flowing effortlessly into the spacious living area where patio doors open onto a private balcony, creating the perfect setting for entertaining or simply relaxing.

The apartment offers two generously proportioned double bedrooms, both beautifully presented and offering excellent space. The principal bedroom enjoys the luxury of a stylish en-suite shower room together with direct access to a second private balcony, providing an ideal space to enjoy peaceful mornings or warm summer evenings. A modern family bathroom, finished to an equally high standard, serves the remainder of the accommodation.

Further enhancing the appeal of this superb home is the security and convenience of a gated development with intercom entry, together with an allocated garage and additional visitor parking.

Perfectly positioned within easy reach of Lincoln's historic Cathedral Quarter, the renowned Bailgate and an excellent selection of independent cafes, restaurants and local amenities, the property also benefits from convenient access to the city centre and major transport links.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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