



22 Mount Street

Lincoln, LN1 3JG



Book a Viewing!

£360,000

Immaculately presented and generously extended three bedroom period home, beautifully combining original character with modern family living. A particular highlight is the impressive open plan kitchen, dining and living space, stunning original features including exposed floorboards, sash style windows, fireplaces and Victorian style mosaic tiling add considerable and undeniable character.





LOCATION

Mount Street is ideally positioned just off Burton Road, within the highly sought after Uphill area of Lincoln. Burton Road itself offers a good range of everyday amenities, including independent shops, a Post Office and other local services, with primary schools also within convenient reach. One of the real attractions of the location is its proximity to Lincoln's historic Bailgate and Cathedral Quarter, with Lincoln Castle and Cathedral approximately a 10-minute walk away. This popular part of the city offers an excellent choice of independent shops, cafés, restaurants, pubs and places to explore. Lincoln city centre is also within easy reach, providing a much wider range of shopping, dining, leisure and transport facilities. With Burton Road & the historic Uphill area within walking distance and the wider amenities of Lincoln easily accessible, Mount Street offers an excellent position for enjoying everything the city has to offer.

ACCOMMODATION

ENTRANCE HALL

A welcoming and characterful entrance with double doors opening into the property and an attractive stained-glass internal door. Original style features continue with Victorian mosaic tiled flooring and a cast iron radiator, immediately setting the tone for the character found throughout the home.

LOUNGE



14' 8" x 12' 7" (4.47m x 3.84m) A beautifully presented reception room retaining an abundance of period character, including exposed original wooden floorboards and a feature fireplace. The lounge further benefits from a double glazed window with fitted shutters and two traditional cast iron radiators, while the accommodation flows through towards the dining and extended living areas.

FAMILY ROOM

13' 7" x 12' 7" (4.14m x 3.84m) A flexible reception space, ideal as a separate dining space providing plenty of room for a family dining table and continuing the attractive character of the property, with timber flooring and a traditional cast iron radiator.

The room connects naturally with the extended open plan accommodation, creating an excellent layout for everyday family life and entertaining.



OPEN PLAN LIVING

25' 11 max" x 15' 11 max" (7.9m x 4.85 m) The real centrepiece of the home is the generously extended open plan kitchen and living space, combining contemporary fittings with a bright and sociable layout. The modern fitted kitchen incorporates an excellent range of storage together with an impressive selection of integrated appliances, including a dishwasher, tumble dryer, washing machine, eye-level oven, microwave and induction hob. There is also a Belfast-style sink with a boiling water tap. Two large ceiling lanterns allow natural light to flood into the extension, complemented by spotlights, an upright radiator and underfloor heating. Bi-fold doors open directly onto the rear garden, providing a fantastic connection between the indoor and outdoor spaces and making the room particularly well suited to entertaining during the warmer months.

The property also benefits from a gas combination boiler installed in 2022.



WC

A useful ground floor cloakroom fitted with a WC and wash hand basin and extractor. The oak flooring continues through from the adjoining accommodation.

FIRST FLOOR LANDING

The character continues onto the first floor landing, with a sash style window to the side aspect allowing natural light into the space, with access provided to all three double bedrooms and the family bathroom. There is also a radiator.



BEDROOM 1

17' x 15' 11" (5.18m x 4.85m) A generous double bedroom retaining a wealth of original character, with exposed floorboards and a feature fireplace. The room benefits from two double glazed windows providing excellent natural light, two radiators and a useful built-in wardrobe cupboard with access to the loft space.

BEDROOM 2

12' 5" x 10' 5" (3.78m x 3.18m) A further well proportioned double bedroom with timber flooring, feature fireplace, radiator and double glazed window overlooking the rear.

BEDROOM 3



10' 10" x 9' 8" (3.3m x 2.95 m) A third double bedroom benefiting from timber flooring, radiator and a sash style double glazed window.

BATHROOM

A beautifully finished family bathroom comprising panelled bath with shower over, WC and wash hand basin. Further benefits include underfloor heating, tiled flooring and wall splashbacks, spotlights, extractor, upright chrome heated towel radiator and an attractive sash style window.

OUTSIDE

The property benefits from an attractive enclosed rear garden designed to offer a good balance between entertaining, gardening and everyday family use. The space incorporates a paved patio, lawn and raised planters, together with an outbuilding providing useful additional storage. Practical features include hot and cold outside taps and an external power socket, while rear access is available via the communal passageway with parking available to the rear. To the front, the property is approached through a gated entrance with a low-level brick boundary wall, with on-street parking also available.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Total area: approx. 142.1 sq. metres (1529.2 sq. feet)

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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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