



39 Gabriel Crescent  
Lincoln

MOUNT & MINSTER

# 39 Gabriel Crescent

Lincoln

A modern house which benefits from being well positioned on a corner plot with an integrated garage and enclosed rear private garden, located on the popular Carlton Boulevard development.

- Modern Detached House
- Four Bedrooms
- Lounge; Kitchen Diner
- Ensuite
- Front and rear garden
- Popular Location close to amenities
- No onward chain
- Off road parking
- Single garage





## INTRODUCTION

A modern detached house located on the popular Carlton Boulevard development, to the North East of the historic Cathedral & University City of Lincoln. Nearby amenities include shops, supermarkets, primary and secondary schools. The accommodation comprises; Entrance Hall, Lounge, Kitchen Diner, Utility Area, WC, Four Bedrooms, Ensuite to the Master and Bathroom. Outside there is a driveway leading to an integrated garage with front and rear gardens. The property offers the opportunity for modest upgrading throughout and is being offered with no onward chain.

## 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 baigate 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, within easy reach of Lincoln.

## OUTSIDE

To the front a driveway provides off road parking and leads to a single garage. To the rear there is an enclosed garden primarily laid to lawn with a patio.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: C

## COUNCIL TAX BAND

Council tax band: C  
Lincoln City Council

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING

By prior arrangement with the Sole Agents (01522 716204).

## PARTICULARS

Drafted following clients' instructions of July 2026.

## ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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## 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.





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Approx. Gross Internal Floor Area 103.70 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 75                      | 87        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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