



Eastgate  
Lincoln

MOUNT & MINSTER



# Eastgate

Lincoln

Overlooking the majestic Cathedral, this is a rare opportunity to move to this exceptionally restored stone town house situated in the highly desirable Bailgate area of the city. This stunning family home offers the following accommodation: entrance hall, drawing room, dining room, sitting room, study, open plan kitchen with family area, utility room, master bedroom with ensuite bathroom, 4 further bedrooms with ensuite facilities. This well appointed property also benefits from a garage and attractive walled gardens.

- Exceptional and Substantial Town House
  - Highly Sought After Uphill Location
- 3 Reception Rooms, Study, Well Appointed Kitchen and Garden Room
  - 5 Bedrooms with ensuite facilities
    - Double Garage
  - Attractive Walled Garden



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## DESCRIPTION

17 Eastgate is a substantial five bedroom three storey Grade II listed stone house adjacent to Lincoln Cathedral in the much sought after historic Bailgate area. This stunning family house has been recently refurbished creating one of the finest houses in Lincoln. The stonework and fireplaces have been carved by the Cathedral stone masons, there are new windows and doors throughout and a solid oak electric gate with biometric entry. This immaculate property offers a wonderful opportunity for anyone seeking the best of uphill living.

## LOCATION

Eastgate is a highly desirable area located close to the historic uphill area of Lincoln with many amenities on offer. The Lincoln A46 bypass offers direct access to Newark, where from Newark Northgate Station there is a direct rail link to London (Kings Cross from 80 minutes), as well as access to the A1 road network. Lincoln has a full range of amenities including shops, leisure facilities, the Cathedral quarter, universities and the County Hospital. The well-respected Minster and St Mary's private schools are also situated in uphill Lincoln.

## ACCOMMODATION

In more detail the accommodation comprises entrance hall with stairwell, WC, a reception room with a stone fireplace and open fire, a double aspect sitting room with an open stone fireplace and double doors opening on to the garden. There is a door way through to the dining room which also opens on to the garden and an internal hall with access to both the plant room, study and cellar. The kitchen is an impressive 29' room with a good range of fitted wall and base units with integrated appliances, a pantry and a central island with granite worktops and breakfast bar. The other end has windows on three sides creating a garden room complete with bifold doors opening on to the garden. There is also a utility room.

The first floor has a master bedroom with walk in wardrobe and luxuriously appointed en suite bathroom complete with a free standing bath and a shower. There are two more en suite bedrooms on the first floor. The top floor has two further bedrooms set into the eaves with exposed beams and en suites.

Outside the property can be accessed from Eastgate or via the electric gated driveway which is approached via Nettleham road. The tarmac driveway leads to the double garage and there is off street parking for several vehicles. The double garage has an electric up and over door. The west facing garden is laid to lawn and there are steps down to a paved terrace.





**Entrance Hall**

**Reception Room**

15'6" x 14'9" (4.74m x 4.52m)

**Sitting Room**

15'2" x 12'9" (4.64m x 3.89m)

**Dining Room**

17'2" x 11'4" (5.24m x 3.46m)

**Kitchen Garden Room**

29'10" x 17'2" (9.10m x 5.25m)

**Utility Room**

10'8" x 9'1" (3.27m x 2.77m)

**Study**

11'10" x 10'7" (3.62m x 3.23m)

**Plant Room**

**WC**

**Cellar**

18'1" x 13'11" (5.53m x 4.26m)

**First Floor Landing**

**Bedroom One**

24'2" x 16'7" (7.39m x 5.06m)

**En-suite**

**Bedroom Two**

18'7" x 11'9" (5.67m x 3.59m)

**En-suite One**

**En-suite Two**

**Bedroom Three**

16'4" x 12'7" (5m x 3.86m)

**En-suite**

**Second Floor Landing**

**Bedroom Four**

22'0" x 12'1" (6.72m x 3.70m)

**En-suite**

**Bedroom Five**

16'6" x 9'9" (5.04m x 2.98m)





**En-suite**

**OUTSIDE**

Outside the property can be accessed from Eastgate or via the electric gated driveway which is approached via Nettleham road. The tarmac driveway leads to the double garage and there is off street parking for several vehicles. The double garage has an electric up and over door. The west facing garden is laid to lawn and there are steps down to a paved terrace.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rating: Exempt

**COUNCIL TAX BAND**

Council Tax Band: G

**VIEWINGS**

Strictly by prior arrangements with the Sole Agents (01522 716204).

**PARTICULARS**

Drafted following clients' instructions of February 2020.

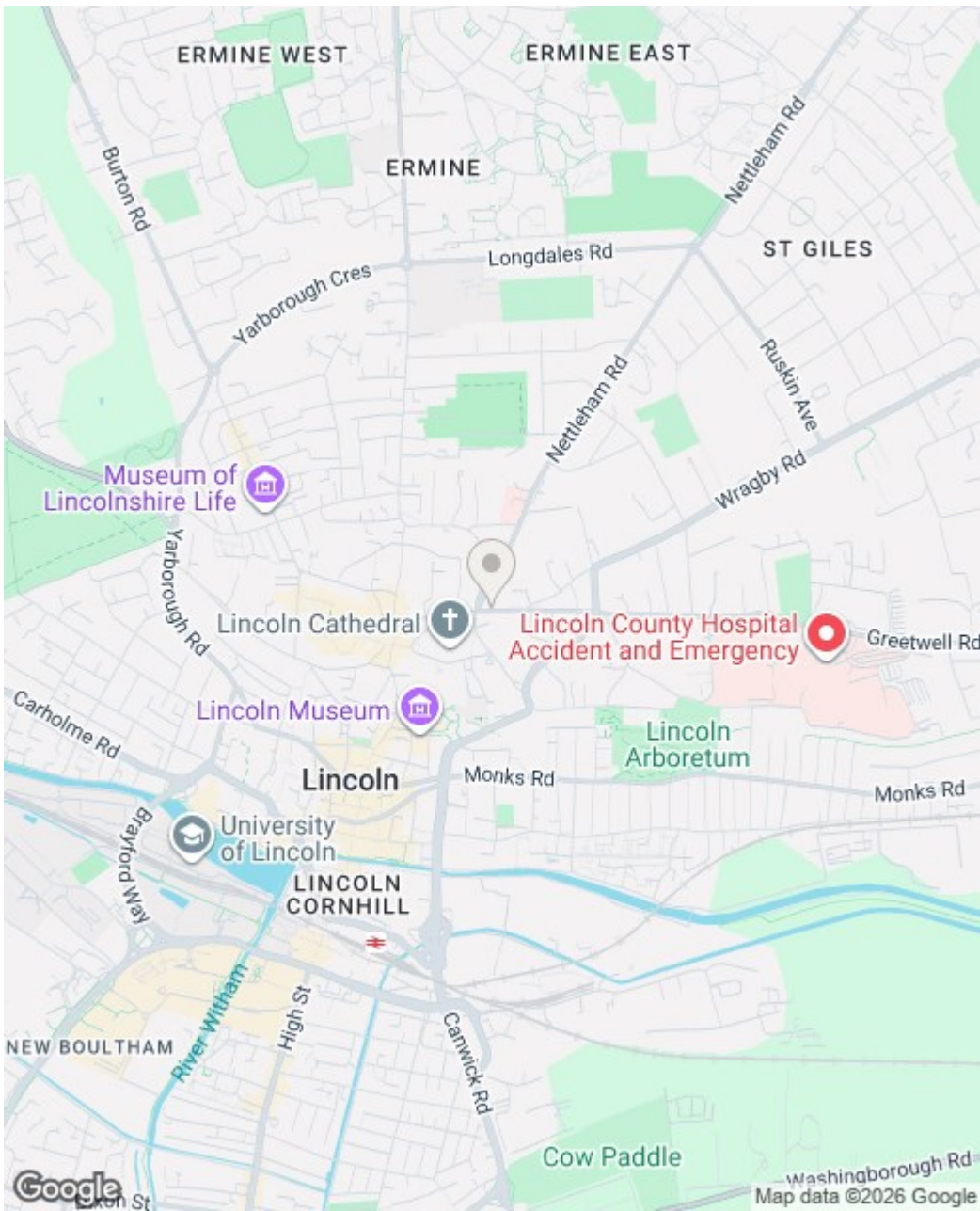
**ADDITIONAL INFORMATION**

For further information, please contact Daniel Baines at Mount & Minster:

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