



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 bailgate 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:

T: 01522 716204

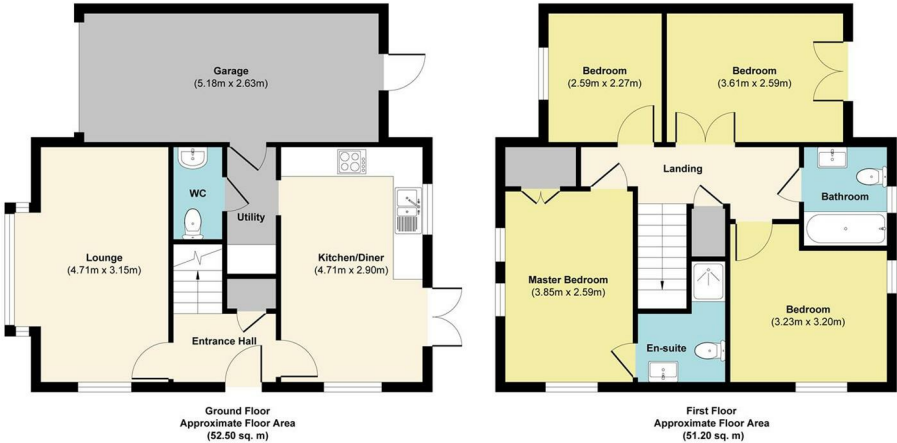
E: Ellen@mountandminster.co.uk

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. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.

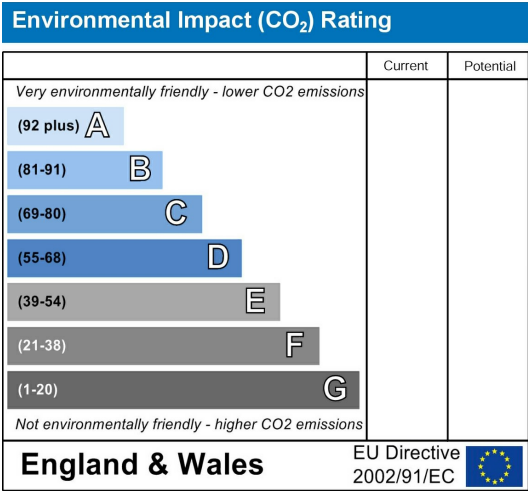
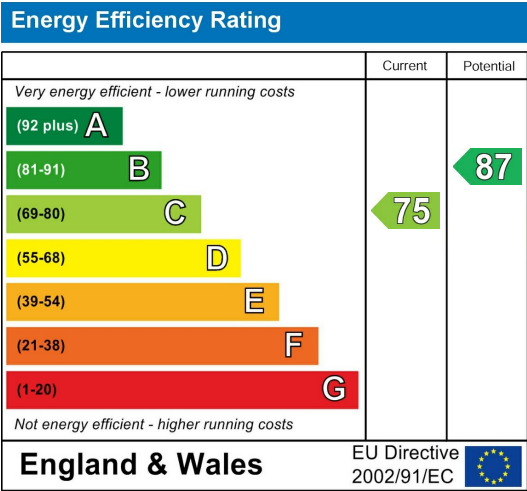




39 Gabriel Crescent



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



Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

