



No 6, 9 Cross O'Cliff Hill
Lincoln, Lincolnshire, LN5 8PN

Offers Over
£300,000

3 Bedroom Semi-Detached House

- Freehold
- Immaculately Presented
- 3 Bedroom Home
- Open Plan Kitchen, Living and Dining Area
- En-Suite Bathroom & Downstairs Shower Room
- Allocated Parking Space
- Highly Sought After Location
- Private and Enclosed Garden
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for No 6, 9 Cross O'Cliff Hill, Lincoln, Lincolnshire, LN5 8PN](#)



Overview

Pygott and Crone are proud to present this exceptional opportunity to purchase an immaculate, modern home ideally located within walking distance of Lincoln City Centre and the highly sought-after LSST school.

This stunning property has been thoughtfully extended and fully renovated to an outstanding standard throughout, offering stylish and spacious accommodation. The ground floor features a recently fitted kitchen with a central island, flowing seamlessly into an open-plan living and dining area with a log burner and bi-fold doors opening onto the rear garden and patio. There is also a modern shower room and a versatile third bedroom, currently used as a snug.

Upstairs, the property boasts two generous double bedrooms, including a luxurious principal suite with a dressing area and en-suite bathroom. Externally, the home benefits from a fully enclosed rear garden with a patio seating area, a shed with power and lighting, and one allocated parking space.

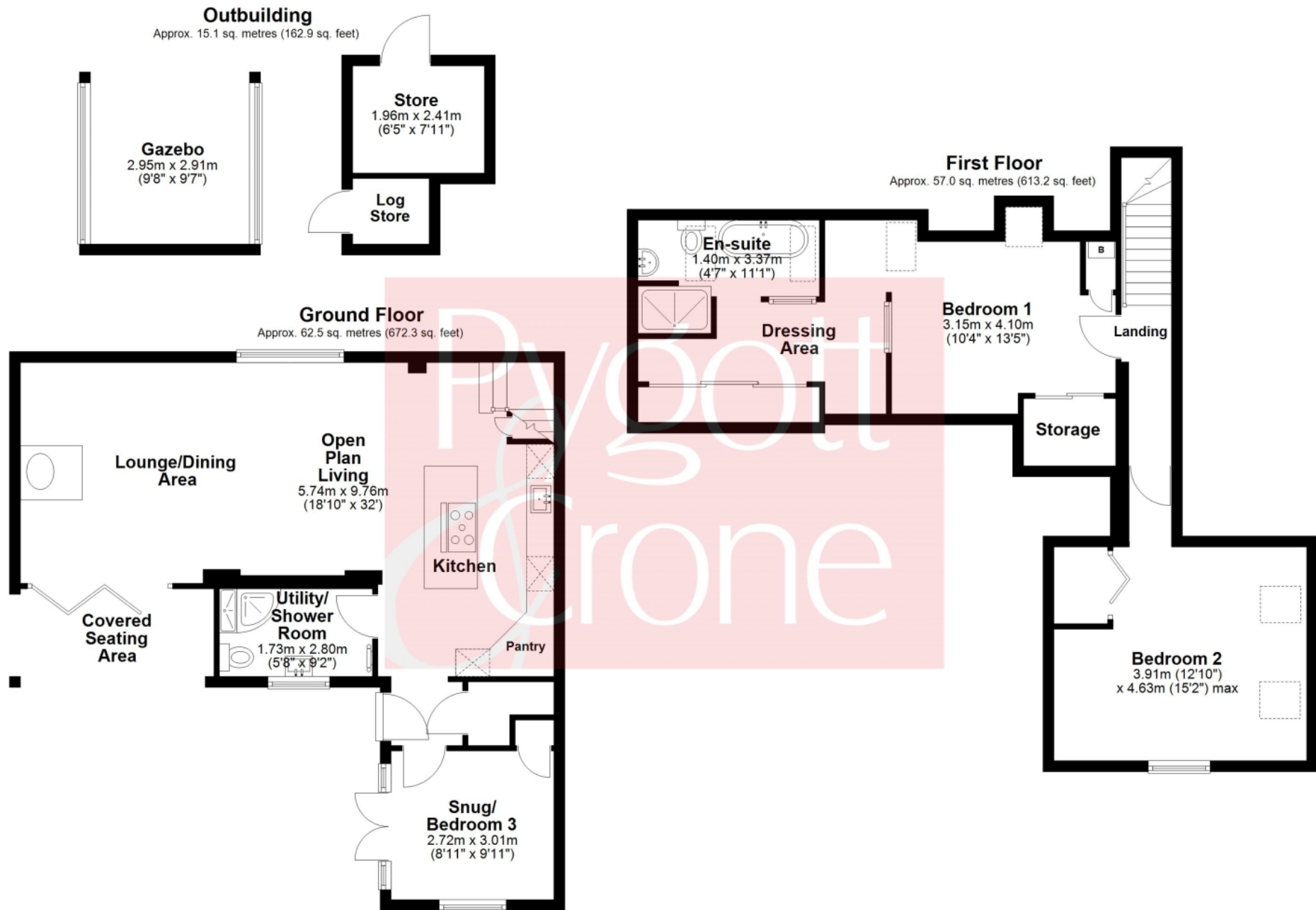


The property is conveniently located to the south of Lincoln and a stone's throw away from the prestigious Priory Academy LSST. The Historic Viking Walk is easily accessible along with Lincoln's South Common. The city of Lincoln is one of England's most historic cities, with Lincoln Castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a popular High Street with a wealth of bars and restaurants. In the north of the city is the historic Bailgate area, 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 Lincoln and Newark Northgate, within easy reach of Lincoln. There are also easy transport links straight into Lincoln's City Centre.

Agent's Note: The property includes an allocated parking space with right of access to the property being granted by number 9. We have been advised that an annual maintenance charge of approximately £240 applies. Please also note that the neighbouring property retains a right of access through the garden for the purpose of checking meter readings.





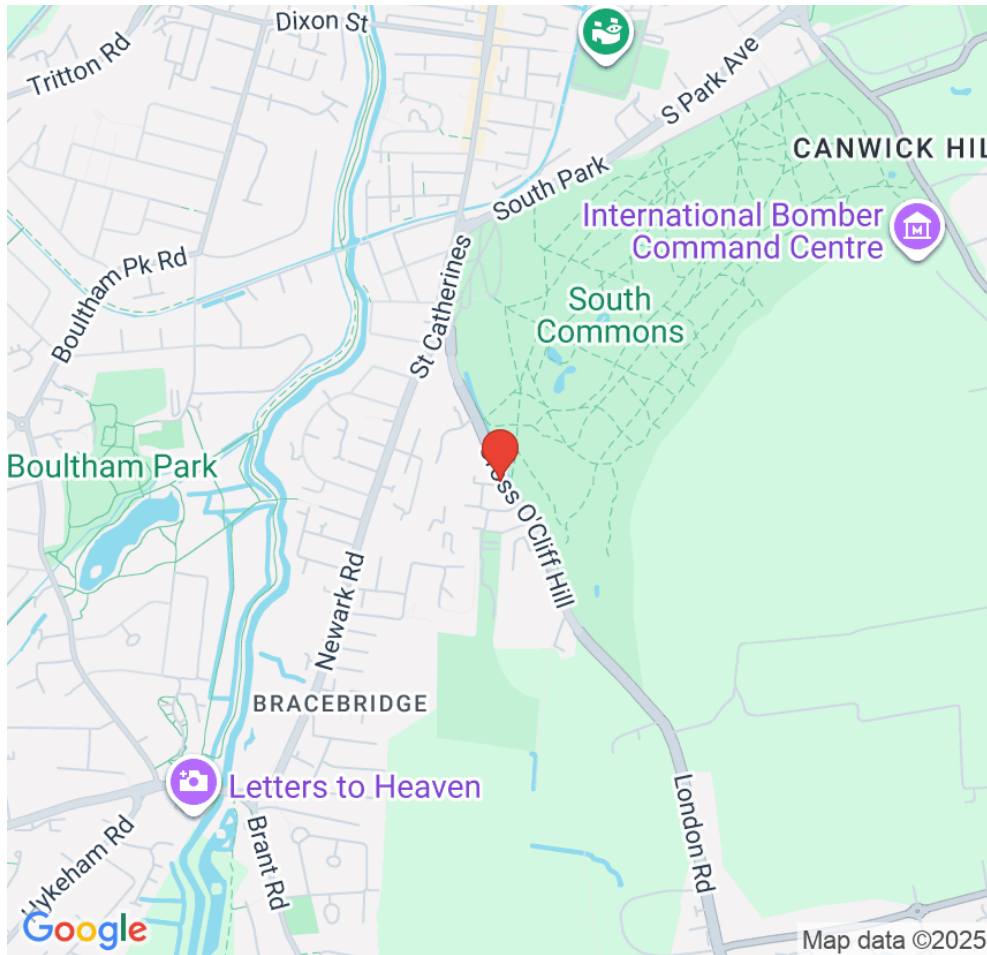


Total area: approx. 134.6 sq. metres (1448.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The background is a soft, out-of-focus grey. The text and logos are positioned in the upper left and center. The text includes the company name, a service award, and three key benefits with corresponding icons.

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is on the market with our Lincoln branch

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