



## 1 Greestone Terrace

Lincoln, LN2 1PR

**£425,000**

A rare opportunity to purchase a three bedroom, three storey Grade II listed character cottage, positioned in this prime Uphill location, close to the Cathedral Quarter of Lincoln. The property benefits from having a one bedroom self-contained Annex which has been recently constructed by the current owners. The internal accommodation comprises of Inner Hallway, Lounge, Kitchen, Cellar, First Floor Landing leading to Bedroom One/Sitting Room and Bedroom Two with En-Suite WC and a Second Floor Landing leading to Bedroom Three and En-Suite/Family Bathroom. The Annex accommodation comprises of Reception Room, Kitchen/Diner, Bedroom and En-Suite Shower Room. Outside there are beautiful gardens overlooking the City and a range of seating areas. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits within this popular Uphill area of Lincoln.



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**SERVICES**

All mains services available. Gas central heating to the main property. Electric heating to the Annex.

**COUNCIL TAX BAND – B**

**EPC RATING - E**

**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE - Freehold.**

**VIEWINGS - By prior appointment through Mundys.**

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





## ACCOMMODATION

### INNER HALLWAY

Door to the courtyard, radiator, tiled flooring, stairs to First Floor Landing and doors leading to Lounge and Kitchen.

### LOUNGE

13' 10" x 14' 4" (4.24m x 4.38m), with window to the front aspect, radiator, decorative coving to the ceiling, radiators and fireplace.

### KITCHEN

8' 0" x 11' 8" (2.44m x 3.57m), with window to the front aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap, spaces for a fridge, cooker and washing machine, floor-mounted gas central heating boiler and door leading to steps down to the Cellar.

### CELLAR

7' 11" x 8' 7" (2.43m x 2.64m), with power, lighting and window.

### FIRST FLOOR LANDING

With doors to Bedroom Two and Sitting Room and stairs to the Second Floor Landing.

### BEDROOM ONE/SITTING ROOM

16' 7" x 14' 5" (5.08m x 4.41m), with window to the front aspect, Juliet window to the side aspect with views up and down Freestone steps, radiator, beams to the ceiling and fireplace with radiator.

### BEDROOM 2

11' 1" x 8' 6" (3.39m x 2.60m), with window to the front aspect, radiator, decorative fireplace and door to En-Suite.

### EN-SUITE WC

With WC, wash hand basin, part-tiled walls, fitted storage cupboards and window to the front aspect.

### SECOND FLOOR LANDING

With doors to the En-Suite/Family Bathroom and Bedroom Three.

### BEDROOM 3

16' 5" x 10' 9" (5.02m x 3.28m), with window to the front aspect and radiator.

### EN-SUITE/BATHROOM

14' 1" x 6' 3" (4.31m x 1.93m), with window overlooking the City, WC, wash hand basin with vanity cupboard, bath with shower over and chrome towel radiator.





## ANNEX

### RECEPTION ROOM

11' 4" x 10' 5" (3.46m x 3.19m), with double glazed windows to the side and rear aspects, double UPVC doors to the decking area, wooden flooring, electric heater, UPVC door to the Garden and archway leading to the Kitchen Diner.

### KITCHEN/DINER

9' 8" x 10' 4" (2.97m x 3.16m), with wooden laminate flooring, fitted with a range of modern base units and drawers with wooden work surfaces over, composite sink and drainer with mixer tap, integral electric oven and hob with extraction above, integral fridge and freezer, wall-mounted cupboards with complementary splashbacks, window to the side aspect and door to Bedroom One.



### BEDROOM 1

7' 10" x 9' 0" (2.41m x 2.76m), with Velux window to the ceiling, fitted storage cupboards, electric heater and door to the En-Suite Shower Room.

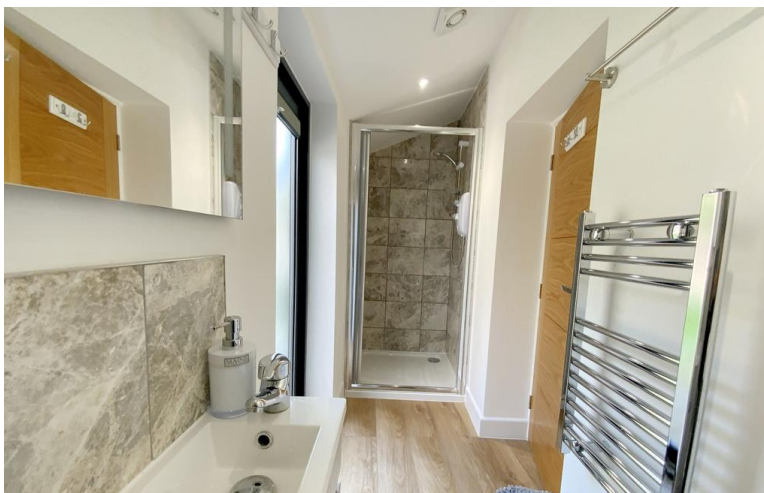
### EN-SUITE SHOWER ROOM

With door to the side aspect, suite to comprise of shower, WC and wash hand basin, part-tiled walls and wooden flooring.



### OUTSIDE

There is an enclosed garden with a range of seating areas, covered pergola, cottage-style planted gardens, paved areas, decking with views over the City, decorative gravel beds, mature shrubs and trees and access to the Annex.



#### WEBSITE

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

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.

#### GENERAL

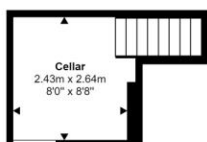
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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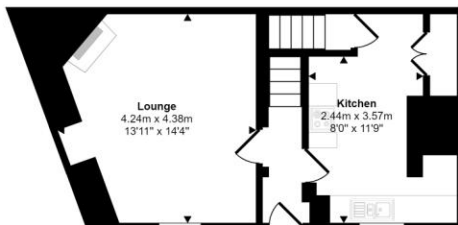
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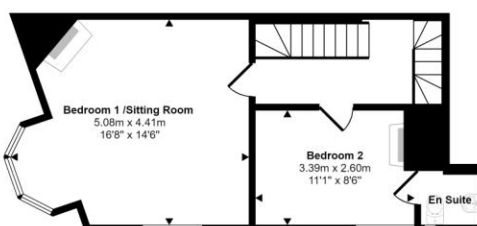
Approx Gross Internal Area  
150 sq m / 1609 sq ft



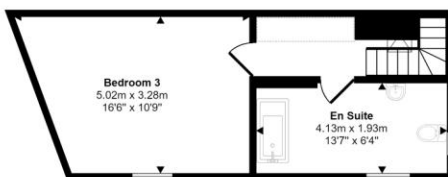
Lower Ground Floor  
Approx 8 sq m / 88 sq ft



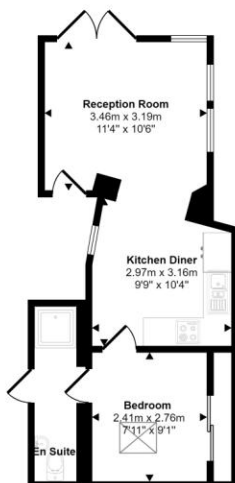
Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 40 sq m / 430 sq ft



Second Floor  
Approx 29 sq m / 310 sq ft



Annexe  
Approx 33 sq m / 360 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Lincoln  
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01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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