









# 4 West Hill House Motherby Hill Lincoln LN1 1HD

A stunning home situated in a prime Uphill location just off Drury Lane and within close proximity to the Bailgate and historic Cathedral Quarter of Lincoln. The property offers spacious and flexible living accommodation across three floors and benefits from magnificent views over the City of Lincoln and beyond. The accommodation briefly comprises of Ground Floor Office/Reception Room, three Bedrooms, En-suites to Bedrooms One and Two and Utility Room/Kitchen. The First Floor Landing leads to a Cloakroom, fitted Dining Kitchen, Sun Lounge, Dining Room/Snug, Garden Room, Lounge and Bedroom 4/Study. The Second Floor leads to the Cinema Room and Hot Tub Room. Outside the property benefits from landscaped communal Gardens, undercroft car parking and Studio/Gym (which was previously the garage). Viewing of the property is highly recommended to appreciate the quality and flexibility of the accommodation on offer and the stunning views. The property is being sold with the added benefit of No Onward Chain.

## Guide Price £695,000

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29 Silver Street, Lincoln, LN2 1AS



## ACCOMMODATION

### OFFICE/RECEPTION ROOM

20' 0" x 12' 7" (6.1m x 3.84m), with front door, tiled floor, radiator and a range of fitted cupboards.

### INNER HALLWAY

With coving to ceiling and intercom system for the electric gates.

### BEDROOM 1

16' 0" x 12' 2" (4.88m x 3.71m), with a range of fitted bedroom furniture to one wall, hanging rail, shelving, radiator, spotlights to the ceiling, coving to ceiling, two double glazed windows and opening to;

### EN-SUITE BATHROOM

With feature bath, wash basin in vanity surround with storage cupboard below, WC, shower cubicle with shower over, spotlights to ceiling, tiled walls, radiator, heated towel rail and extractor fan.

### BEDROOM 2

12' 10" x 9' 1" (3.91m x 2.77m), with radiator, coving to ceiling, fitted double wardrobe with drawers below, fitted dressing table and door leading to;

### EN-SUITE WET ROOM

With suite to comprise wash basin in vanity surround, heated towel rail, shower cubicle with shower over, WC, wall mounted electric heater, extractor fan and spotlights to ceiling.

### BEDROOM 3

16' 4" x 11' 3" (4.98m x 3.43m), with UPVC double glazed window/door to the front elevation, coving to ceiling, radiator and wood burner.

### UTILITY ROOM/KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m), fitted with a range of wall, base units and drawers, 1½ bowl sink unit and drainer, fitted fridge freezer with matching décor panel, heated towel rail and plumbing for washing machine.

### FIRST FLOOR LANDING

With intercom system, radiator, access to roof void and airing cupboard/boiler cupboard.

### KITCHEN

18' 4" x 15' 11" (5.59m x 4.85m), being comprehensively fitted with wall units with display lights under, base units and drawers with work surfaces over, fitted matching breakfast bar, fitted dishwasher, fridge and freezer with matching décor panel, fitted wine fridge, fitted oven and microwave, gas hob with extractor fan and light over, radiator, coving to ceiling, spotlights to ceiling, feature brick surround with wood burner and double glazed doors to the sun lounge.

### SUN LOUNGE

15' 5" x 9' 10" (4.7m x 3m), with hand made Oak fitted fire surround and cupboards with wood burner, radiator, air-con unit, double glazed windows and doors leading to a wild flower balcony and benefitting from exceptional views across the city.

### CLOAKROOM

With WC, wash basin in vanity surround with storage cupboard below, part tiled walls, tiled flooring, radiator, extractor fan and coving to ceiling.

### DINING ROOM/SNUG

20' 0" x 12' 6" (6.1m x 3.81m), with spiral staircase to the second floor, radiator, air-con unit, double doors to the kitchen, bi-fold doors and benefitting from fantastic views across the City of Lincoln.

### LOUNGE

22' 8" x 16' 4" (6.91m x 4.98m), with handmade Oak fitted furniture, feature fire surround and wood burner, UPVC double glazed windows to the front and rear elevations, radiator, air-con unit and double doors leading to;

### BEDROOM 4/STUDY

13' 1" x 9' 10" (3.99m x 3m) (currently used as an office), with UPVC double glazed window to the side elevation, two radiators, spotlights to ceiling and a range of fitted furniture, cupboards and shelving.

### GARDEN ROOM

20' 1" x 12' 9" (6.12m x 3.89m) with air-con unit, radiator, fully fitted pizza oven and double glazed bi-fold doors giving exceptional views across the City of Lincoln.

### SECOND FLOOR

With spiral staircase from the dining room/snug leading to the cinema room.

### CINEMA ROOM

12' 2" x 11' 10" (3.71m x 3.61m), with air-con unit, wood burner, radiator and bi-fold doors leading to;

### HOT TUB ROOM

12' 3" x 7' 3" (3.73m x 2.21m), with hot tub and benefitting from excellent views across the City of Lincoln and beyond.

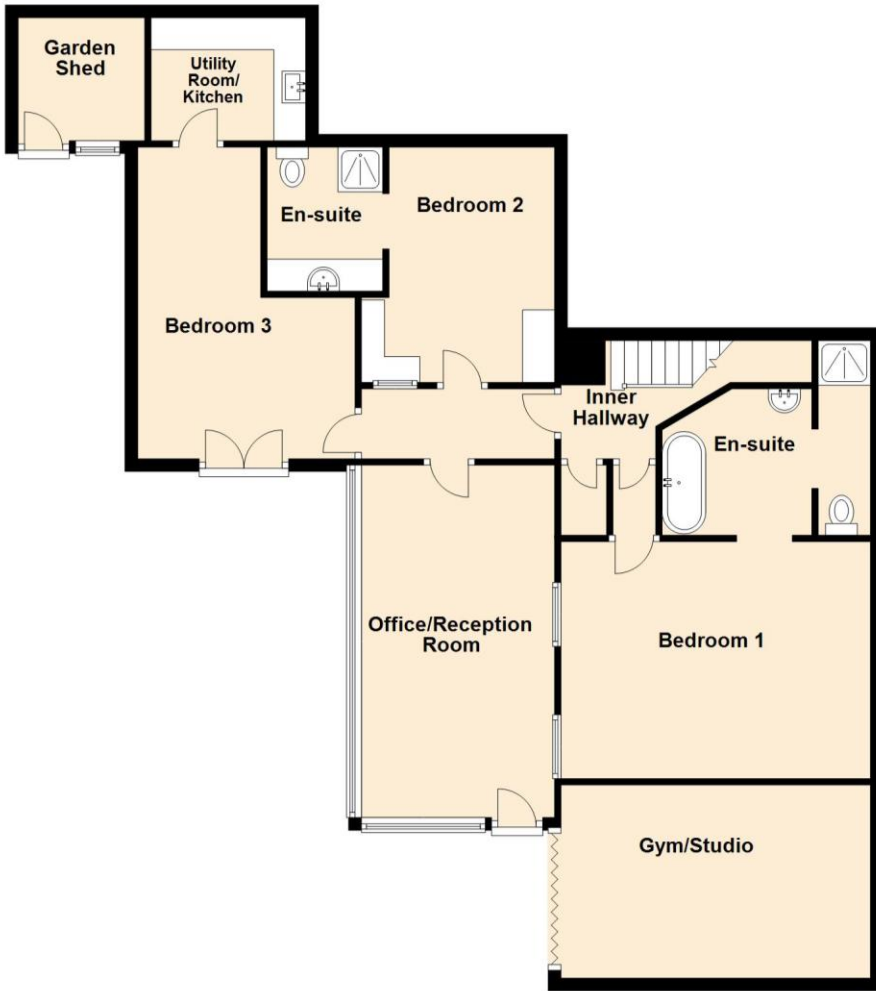
### OUTSIDE

The property benefits from landscaped communal gardens, electric gated access, undercroft car parking area and a gym/studio.

### GYM/STUDIO

9' 09" x 17' 06" (2.97m x 5.33m) (currently used as a gym), with electric heater, spotlights to ceiling and water softener.

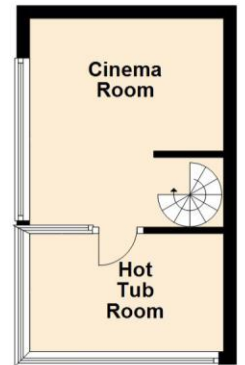
**Ground Floor**



**First Floor**



**Second Floor**



For illustration purposes only.  
Plan produced using PlanUp.







## LOCATION

Exceptional location within the Cathedral Quarter of Lincoln and in walking distance of the Bailgate shops, Lincoln Cathedral and Castle, local restaurants, public houses and historical monuments such as Newport Arch. The location provides easy access to the City Centre, Train Station and the A46 Bypass leading to Newark, A1 and beyond

## SERVICES

All mains services available. Gas central heating.

Management Charge for maintenance of the communal areas including gardens and electric gates £750 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

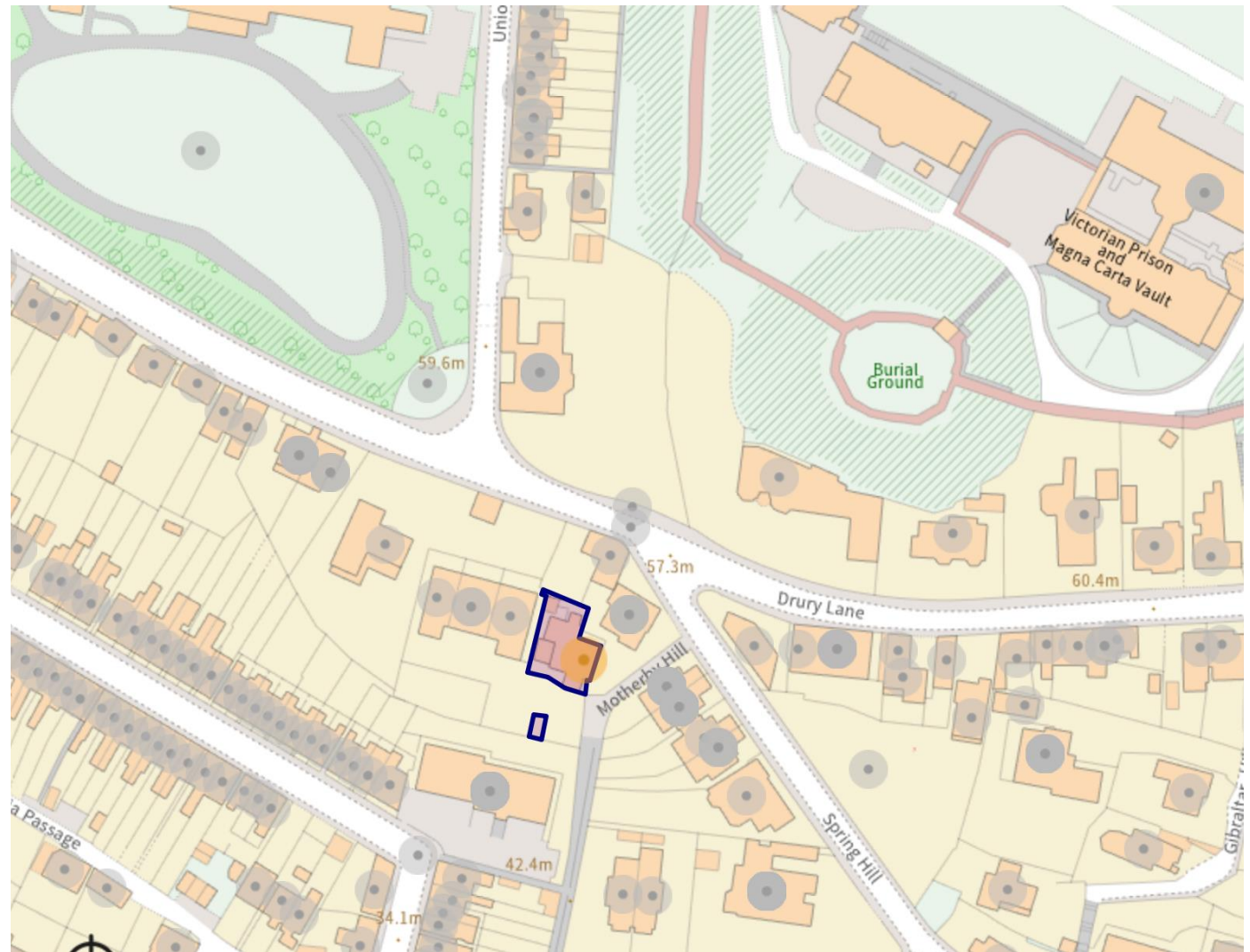
**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY -** Lincoln City Council.

**TENURE -** Freehold.

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













#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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