



# 13 Drury Lane Lincoln, LN1 3BN

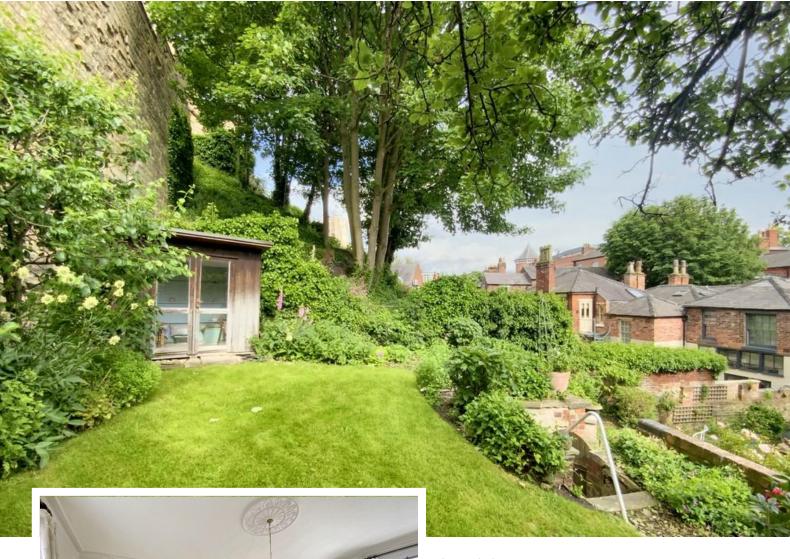
## £835,000

A three storey detached Victorian villa of character within walking distance of the Cathedral, externally benefiting from off-street parking to the front and an impressive well-stocked tiered garden backing onto the Castle. The property has internal accommodation to comprise of Entrance Porch, Reception Hallway, Lounge, Drawing Room, WC, Dining Room, Kitchen, Utility Room, Pantry, two Cellars, First Floor Landing leading to four Bedrooms, Shower Room and Family Bathroom and a Second Floor Landing leading to two Attic Rooms. Viewing of the property is recommended to appreciate the fantastic location and position it sits within the Cathedral Quarter of Lincoln.





## 13 Drury Lane, Lincoln, LN1 3BN



### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING —** TBC

**COUNCIL TAX BAND** – F

**LOCAL AUTHORITY** – Lincoln City Council.

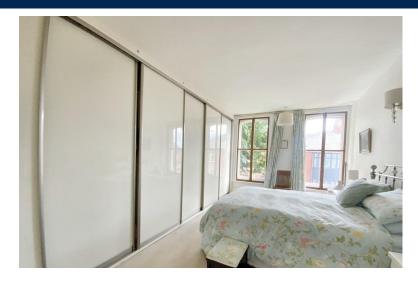
**TENURE** - Freehold.

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



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**

#### PORCH

5' 1" x 4' 6" (1.57m x 1.38m), with door to the front aspect and double doors to the Reception Hallway.

#### **RECEPTION HALL**

With radiator, parquet wooden flooring, doors to the Lounge, Drawing Room, Dining Room and WC and stairs to the First Floor Landing.

#### **LOUNGE**

13' 7"  $\times$  14' 0" (4.16m  $\times$  4.29m), with walk-in bay window to the front aspect, fitted shelving, fireplace, coving to ceiling and radiator.

#### DRAWING ROOM

14' 3'' x 17' 5'' (4.35m x 5.31m), with windows to the front aspect, radiator, gas fire with marble hearth and decorative surround, coving to ceiling, ceiling rose and window to the rear aspect.

#### WC

With WC, wash hand basin and storage cupboard.

#### DINING ROOM

11' 1" x 12' 1" (3.39m x 3.69m), with windows to the side aspects, fireplace with decorative surround, space for a dining table, built-in crockery cupboard, wooden laminate flooring and doorway to the Kitchen.

#### **KITCHEN**

12' 5" x 15' 2" (3.79m x 4.63m), with windows to the side aspects, radiator, centre island, fitted with a range of base units and drawers with work surfaces over, composite sink and drainer with mixer tap, space for a Range cooker, integral fridge and dishwasher, wall-mounted cupboards with complementary splashbacks and doors to the Pantry and Utility Room.

#### **PANTRY**

5' 2" x 3' 7" (1.59m x 1.10m), with shelving.

### **UTILITY ROOM**

7' 9" x 5' 7" (2.38m x 1.71m), with window and door to the rear aspects, spaces for automatic washing machine and tumble dryer with work surface over and door leading down to the Cellars.

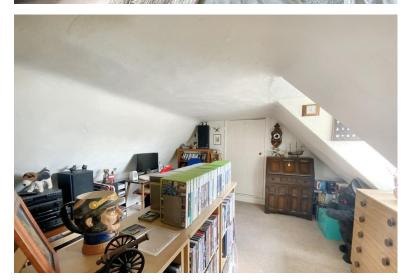
### CELLAR 1

9' 10" x 11' 10" (3.02m x 3.63m), leading into Cellar Two.

#### CELLAR 2

9' 7" x 5' 1" (2.94m x 1.56m), with lighting.







#### FIRST FLOOR LANDING

With doors to four Bedrooms, Shower Room and Family Bathroom and stairs rising to Second Floor.

#### **SHOWER ROOM**

11' 2"  $\times$  11' 8" (3.41m  $\times$  3.58m), with window to the side aspect, suite to comprise of bath, shower, WC and wash hand basin, range of fitted cupboards and towel radiator.

#### BEDROOM 1

14' 2" x 14' 10" (4.33m x 4.53m), with walk-in bay window to the front aspect, radiator and fitted shelving.

#### BEDROOM 2

 $13' \ 0'' \ x \ 15' \ 7'' \ (3.97m \ x \ 4.75m)$ , with windows to the side aspects, wash hand basin and radiator.

### BEDROOM 3

9' 5'' x 17' 7'' (2.88m x 5.36m), with windows to the front aspect, radiator and a range of fitted bedroom furniture.

### BEDROOM 4

8' 1" x 13' 5" (2.48m x 4.09m), with window to the front aspect and radiator.

#### SHOWER ROOM

8' 0'' x 3' 4'' (2.45m x 1.04m), with window to the side aspect, suite to comprise of shower, WC and wash hand basin and radiator.

### SECOND FLOOR LANDING

Giving access to two Attic Rooms.

### ATTIC ROOM

12' 8" x 15' 9" (3.87m x 4.82m), with windows to the side and rear aspects, radiator and fitted storage areas.

#### ATTIC ROOM

12' 8" x 11' 10" (3.87m x 3.63m), with window to the side aspect, radiator and door to the Storage Room.

### **STORAGE**

12' 11" x 5' 0" (3.96m x 1.54m)

### **OUTSIDE**

To the front of the property there are parking spaces for three/four vehicles and gated access to the rear. To the rear of the property there is a tiered garden with outbuilding and storage areas, steps leading up to well-stocked flowerbeds, mature shrubs, trees and a raised lawned garden with a summer house and views over the City and Cathedral.





#### WEBSITE

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We are happy to offer FIRE adv ke on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALST
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REFERRAL FEE INFORMATION — WHO WE MAY REFER YOU TO

Slik & Better idge, 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 Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I 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.

BUYING YOUR HOME
An Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch withour Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

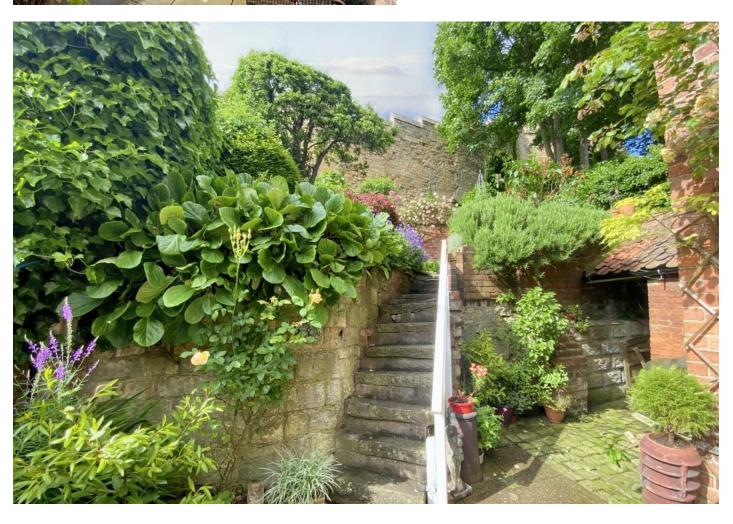
1. None of the services or equipment have been checked or tested.
2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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:

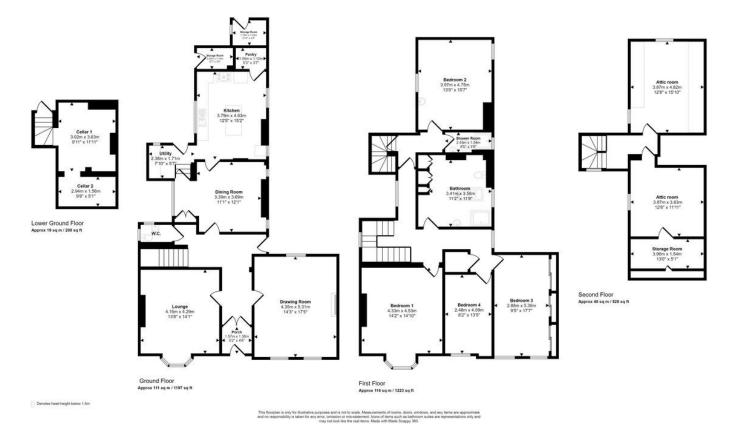
- The details are a gene ral out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Approx Gross Internal Area 292 sq m / 3140 sq ft



29 – 30 Silver Street Lincoln LN2 1AS 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 are 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 .