



**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.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – F

**COUNCIL TAX BAND** – F

**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

### 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" x 14' 0" (4.16m x 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" x 11' 8" (3.41m x 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.





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**NOTE**

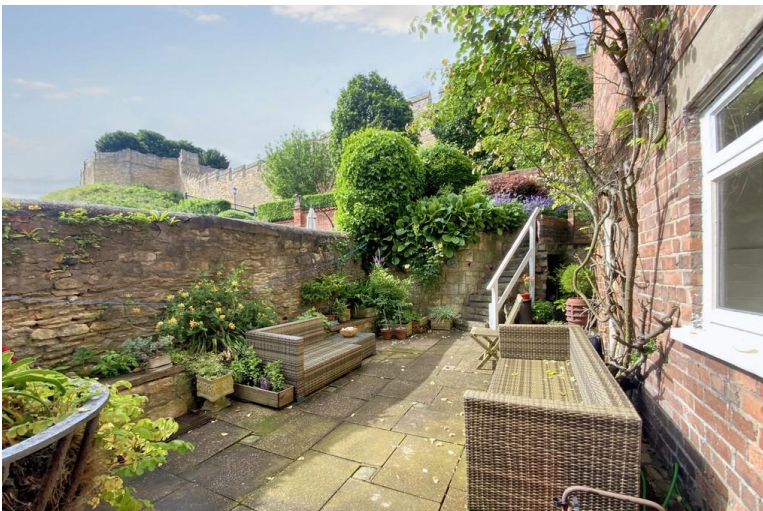
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Approx Gross Internal Area  
292 sq m / 3140 sq ft



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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