



## 17 East Bight, Lincoln, LN2 1QH



Book a Viewing!

**£925,000**

Situated within the inner heart of the prestigious area of historic Uphill Lincoln, a stunning four bedroom detached home with fantastic Cathedral views and the rare addition of part of the historic (dry) Roman moat within the grounds. The immaculate accommodation comprises of Entrance Hall, Cloakroom/WC, Inner Hall, Lounge, spacious and modern Kitchen/Dining Room, Pantry, Utility Room and a First Floor Landing leading to four Bedrooms, two with En-suite Shower Rooms and a Dressing Room to Bedroom 2, Family Shower Room and separate WC. The property has a remote controlled electric gated driveway providing off street parking and an enclosed mature garden offering tranquility within such a central location. The grounds extend to approximately 0.39 acres (STS) including the historic moat. Early viewing of this property is highly recommended to appreciate all the property and gardens have to offer and the highly desirable position in which it sits. The property is being sold with the added benefit of No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – G.**

**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

### ENTRANCE HALL

11' 11" x 9' 7" (3.65m x 2.94m) A welcoming entrance hall with wood effect flooring, storage shelving and spotlights.

### CLOAKROOM/WC

With close coupled WC, wash hand basin and tiled walls.

### INNER HALLWAY

With staircase to the first floor, understairs storage cupboard, radiator, wood effect flooring and double glazed door to the garden.



### LOUNGE

19' 8" x 13' 9" (6.01m x 4.20m) With double glazed window to the front aspect, double glazed French doors to the garden with Cathedral views and two radiators.

### KITCHEN/DINING ROOM

33' 5" x 12' 0" (10.21m x 3.66m) Fitted with a modern and stylish range of wall and base units with work surfaces over, integrated Bosch appliances including fridge freezer, electric oven and gas hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, tiled flooring, spotlights, kickboard lights, two tall radiators, three double glazed windows to the side aspect and double glazed French doors to the rear garden.



### PANTRY

With storage shelving, tiled flooring and double glazed window to the side aspect.

### UTILITY ROOM

9' 6" x 7' 10" (2.91m x 2.41m) With a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, space for washing machine, tiled splashbacks and double glazed window to the side aspect.



### FIRST FLOOR LANDING

With built-in loft access.

### BEDROOM 1

16' 11" x 12' 0" (5.16m x 3.66m) With a range of fitted wardrobes, radiator and double glazed window to the rear aspect with stunning Cathedral views.



#### EN-SUITE SHOWER ROOM

8' 0" x 7' 7" (2.44m x 2.33m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin within a vanity style unit and close coupled WC, fitted wardrobes with sliding doors, chrome towel radiator, tiled floor, tiled splashbacks and double glazed window to the side aspect.

#### BEDROOM 2

13' 11" x 11' 10" (4.26m x 3.63m) With double glazed window to the rear aspect with stunning Cathedral views, double glazed window to the side aspect and radiator.



#### EN-SUITE SHOWER ROOM

5' 11" x 5' 2" (1.81m x 1.60m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin within a vanity style unit and close coupled WC, radiator, tiled splashbacks and double glazed window to the side aspect.

#### DRESSING ROOM

With fitted wardrobe with sliding doors and double glazed window to the front aspect.

#### BEDROOM 3

14' 11" x 12' 4" (4.57m x 3.76m) With a range of fitted wardrobes, two double glazed windows to the side aspects and two radiators.



#### BEDROOM 4/OFFICE

8' 0" x 6' 5" (2.44m x 1.96m) With double glazed window to the rear aspect and radiator.

#### SHOWER ROOM

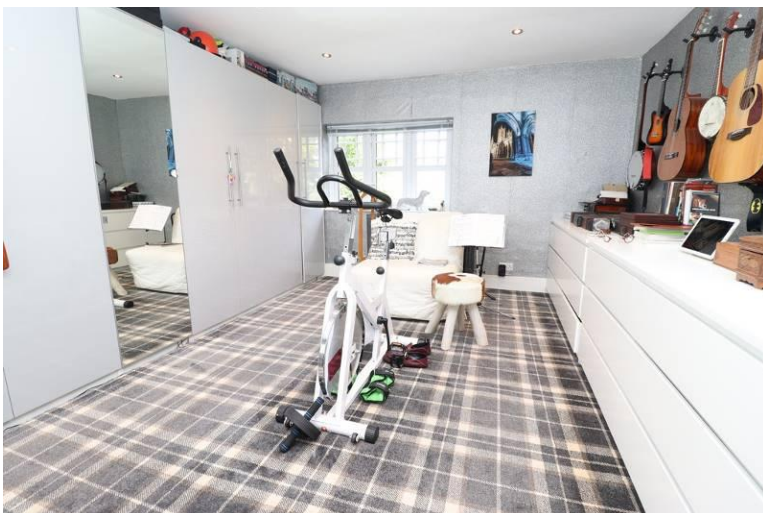
5' 9" x 7' 8" (1.75m x 2.34m) Fitted with a shower cubicle and wash hand basin within a vanity style unit and close coupled WC, chrome towel radiator, wood effect flooring, range of storage cupboards and double glazed window to the side aspect.

#### SEPARATE WC

With close coupled WC and skylight.

#### OUTSIDE

To the front of the property there is a secure driveway with remote control electric gates providing off street parking. The property has extensive and well manicured walled gardens laid mainly to lawn with mature trees and shrubs, a patio seating area, magnificent views of Lincoln Cathedral and the rare feature of the remains of part of a historic moat.





**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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SJBs & 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 on the services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings 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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**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**

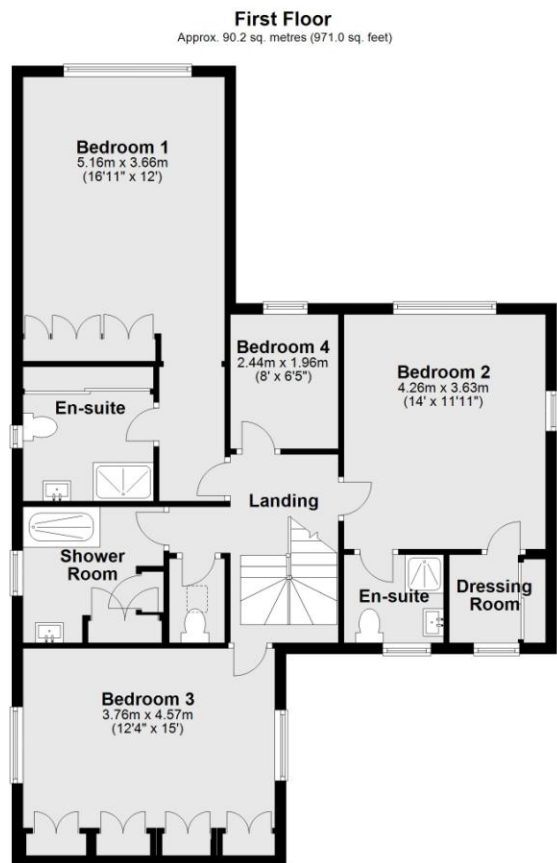
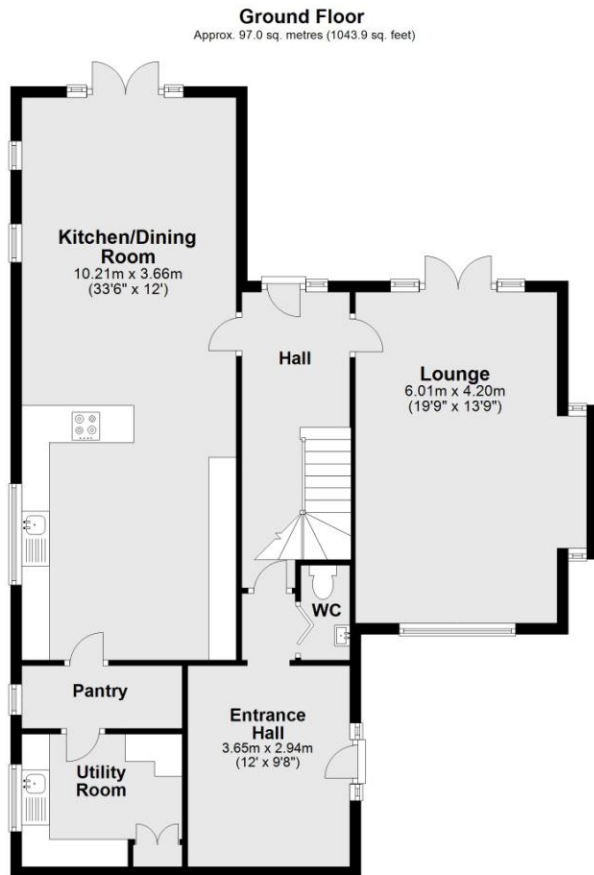
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Total area: approx. 187.2 sq. metres (2014.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



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**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
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**01673 847487**

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