



33 Mill Road, Lincoln, LN1 3JJ



Book a Viewing!

£335,000

This exceptional end-of-terrace house, refurbished by the current owner, offers a unique blend of modern living and character. Situated adjacent to the Lincoln Windmill, this property enjoys stunning open views to the rear, including captivating views of the Windmill itself. Located within the popular Uphill Area of Lincoln, the property is conveniently close to the amenities along Burton Road and just a short walk to the vibrant Bailgate and Cathedral Quarter, known for its boutique shops, cafés and restaurants.

Larger than average and with a private passageway, the property has been meticulously upgraded to the highest standard, showcasing incredible attention to detail – a real credit to the current owner. The revised layout has been thoughtfully designed for ease of living, providing an inviting and spacious feeling throughout.

The home features three generously sized double bedrooms, along with a family bathroom and an en-suite, both fitted with luxury suites. The open-plan kitchen and dining area is the heart of the home, featuring an exposed brick wall that adds character and warmth to the stylish, high-specification fitted kitchen. It comes complete with slimline worktops, integrated appliances, and doors leading to the patio area and garden. Additional convenience is offered by an extension of the kitchen space into a utility area and a downstairs WC, both enhanced with Velux windows. In addition to the open plan living space there is a stunning and cosy lounge to the front of the home.

The private rear garden includes a lawned area, a range of attractive plants, shrubs and trees, along with a patio area and a decking area bordered by railway sleepers. The garden also overlooks the Windmill and boasts a detached summer house.

This is a truly unique home that offers exceptional living in a desirable location. Viewing is essential to appreciate the standard of the accommodation of offer.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

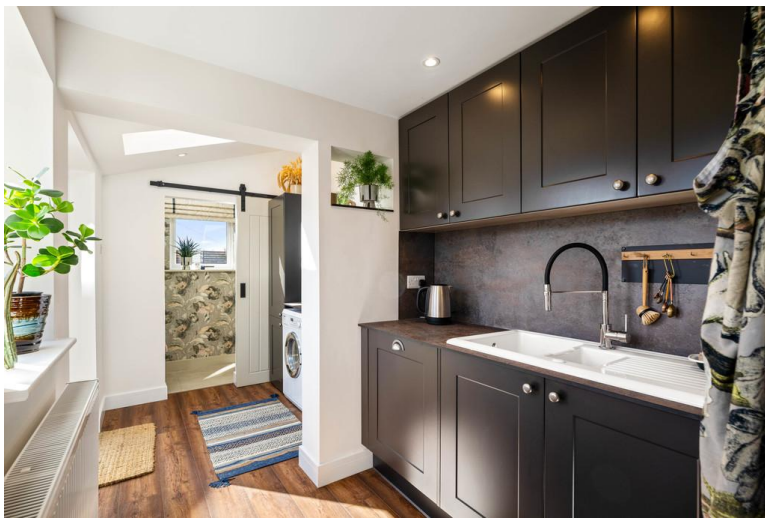
LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

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

PRIVATE PASSAGEWAY

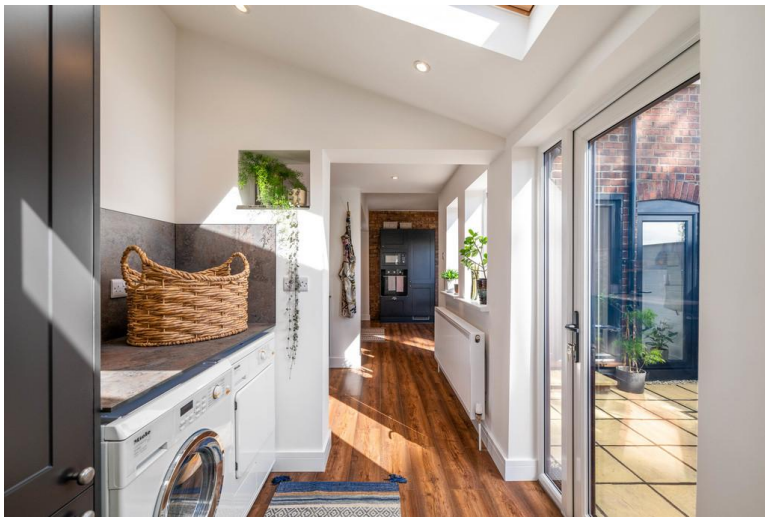
With access to the front and rear of the property and door into the Entrance Hall.

ENTRANCE HALL

With stairs to the first floor and access to the lounge and kitchen/diner.

LOUNGE

14' 4" x 11' 4" (4.37m x 3.45m), with UPVC double glazed window, feature fireplace, two radiators, ornate coving and spotlighting.



KITCHEN/DINER

14' 4" x 11' 8" (4.37m x 3.56m), with UPVC double glazed double doors, laminate flooring, fitted with a range of high quality wall, base units and drawers with slimline work surfaces over, stainless steel sink, integrated oven and microwave, four ring induction hob with extractor fan over, radiator and opening into an additional kitchen space with two UPVC double glazed windows, laminate flooring, wall and base units with slimline work surfaces over, porcelain sink unit and drainer, integrated dishwasher and spotlighting.

UTILITY AREA

6' 7" x 6' 1" (2.01m x 1.85m), with UPVC double glazed window, external door, laminate flooring, slimline work surface with plumbing and spaces for washing machine and tumble dryer below, cupboard space to the side, Velux window and spotlighting.



WC

6' 7" x 2' 11" (2.01m x 0.89m), with UPVC double glazed window, Velux window, tiled flooring, low level WC, floating wash hand basin and radiator.

FIRST FLOOR LANDING

With access to the roof void, UPVC double glazed window, wall lighting, banister rail and radiator.

BEDROOM 1 12' 3" x 8' 10" (3.73m x 2.69m), with UPVC double glazed window, wall lighting and radiator.



EN-SUITE

6' 9" x 6' 3" (2.06m x 1.91m), with UPVC double glazed window, laminate flooring, low level WC, two wash hand basins with cupboards below, walk-in shower with tiled surround, extractor fan and a traditional style radiator.

BEDROOM 2

12' 0" x 10' 4" (3.66m x 3.15m), with UPVC double glazed window, wall lighting and radiator.



BEDROOM 3

11' 5" x 7' 2" (3.48m x 2.18m), with UPVC double glazed window, wall lighting and radiator.

BATHROOM

8' 10" x 5' 10" (2.69m x 1.78m), with UPVC double glazed window, laminate flooring, low level WC, two wash hand basins with cupboards below, tiled splashback, bath with mains shower over with a rainfall shower head, tiled surround, wall lighting, spotlighting, two mirrored vanity units, extractor fan and a heated towel rail.

OUTSIDE

To the rear of the property there is a patio seating area with flowerbeds surround, which can be accessed from the kitchen and utility room, this leads down to a decked seating area with railway sleepers and steps down to a lawned garden with a wide variety of attractive plants, shrubs, trees and the summer house to the rear of the garden.



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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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.

CMH 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:

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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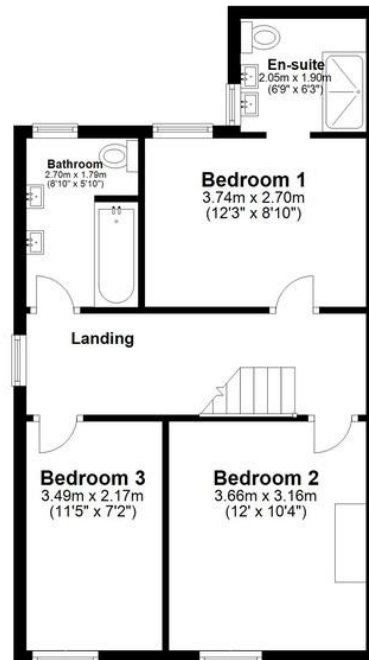
Ground Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 98.7 sq. metres (1062.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.



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