



## 15 Hamilton Road

Lincoln, LN5 8ED

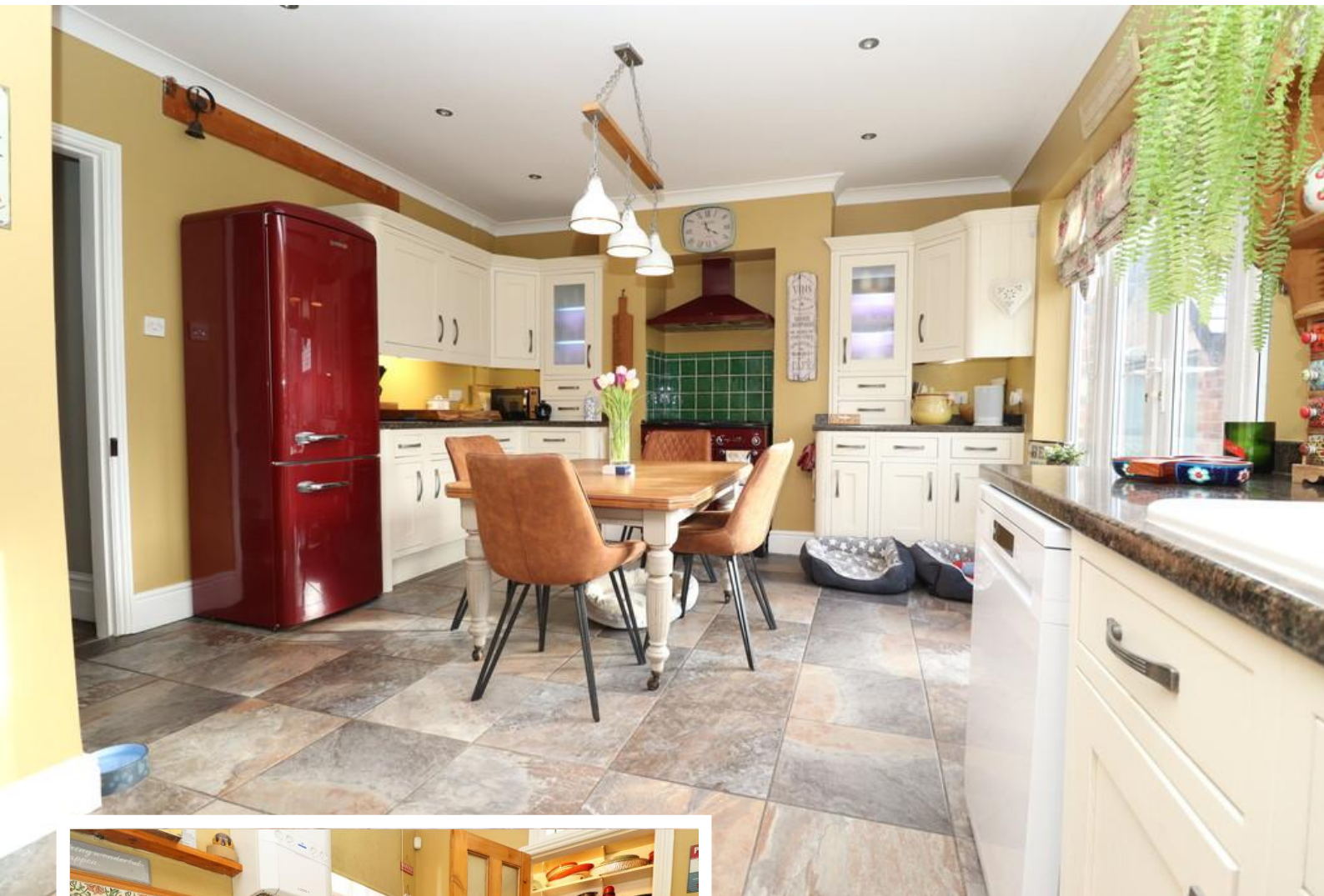


Book a Viewing!

**£525,000**

This is an impressive and immaculate four bedroomed detached Victorian property situated within a prestigious location to the south of the Cathedral City of Lincoln on Hamilton Road. The property has many original features and accommodation includes a Reception Hallway with mosaic tiled flooring, two bay fronted Reception Rooms, a modern Kitchen, Utility Room, Pantry, Garden Room, downstairs Cloakroom/WC and a First Floor Landing leading to Four Bedrooms, newly fitted Family Bathroom with separate WC and newly fitted En-Suite Shower Room to the Main Bedroom. Outside there are mature gardens to the front of the property with a driveway providing parking for many vehicles. To the side of the property there is a gated driveway providing off street parking for further vehicles and giving vehicular access to the detached single garage. To the rear of the property there are mature landscaped gardens with a low maintenance gravel and decked area and a large gazebo. Viewing of the property is essential to appreciate the accommodation.





#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

**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 College.

#### ACCOMMODATION

##### RECEPTION HALLWAY

With door and stained glass window to the front elevation, decorative mosaic tile flooring, stairs rising to first floor landing, radiator and doors leading to lounge, dining room, cloaks cupboard and kitchen.





#### LOUNGE

14' 0" x 13' 6" (4.29m x 4.14m), with walk in bay window to front elevation, window to rear elevation, decorative fireplace with gas fire, decorative coving, ceiling roses and radiator.

#### DINING ROOM

14' 2" x 13' 8" (4.32m x 4.17m), with walk in bay window to front elevation, window to rear elevation, open fireplace with tiled hearth and feature surround, decorative coving, ceiling roses, wooden flooring and radiator.

#### CLOAKROOM

With shelving.

#### KITCHEN

18' 8" x 12' 11" (5.69m x 3.96m), fitted with a range of quality base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap above, spaces for a Range cooker with extraction above and fridge freezer, wall mounted units, radiator, door to utility room, space for a dining table, UPVC windows and double doors to the rear garden and tiled flooring.



#### UTILITY ROOM

6' 11" x 8' 11" (2.11m x 2.72m), fitted with a range of base unit and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, space for an automatic washing machine, wall mounted gas combi boiler with complimentary tiling below, window to side elevation, tiled flooring, doors leading to rear entrance/garden room and a walk-in pantry.



#### PANTRY

3' 10" x 8' 5" (1.17m x 2.59m), fitted with a range of base units with work surfaces over, shelving, extraction fan, window to side elevation and tiled flooring.

#### GARDEN ROOM

11' 1" x 4' 1" (3.38m x 1.27m), with windows and doors to the rear and side elevations, tiled flooring, shelving, space for a freezer and door to a WC.

#### WC

With tiled flooring and WC.

#### FIRST FLOOR LANDING

With stairs rising to the first floor landing and doors leading to WC, family bathroom and four bedrooms.



#### BEDROOM 1

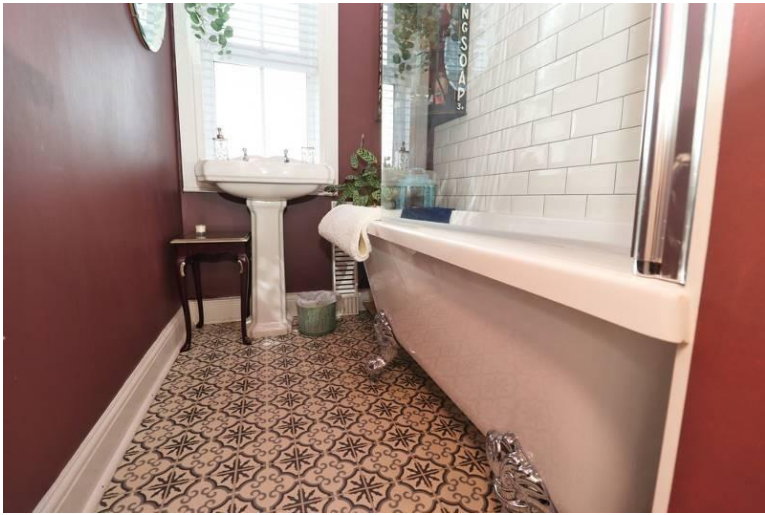
13' 10" x 14' 2" (4.22m x 4.32m), with windows to front and rear elevations, radiator, decorative fireplace and door to en-suite.

#### EN-SUITE

7' 1" x 5' 8" (2.16m x 1.75m), with recently refitted suite to comprise shower cubicle, WC and pedestal wash basin, partly tiled walls, extraction fan, radiator, window to front elevation and wooden flooring.

#### BEDROOM 2

13' 8" x 14' 2" (4.17m x 4.34m), with window to front elevation, radiator, decorative fireplace and window to rear elevation.



**BEDROOM 3**  
11' 6" x 13' 1" (3.51m x 4.01m) , with window to rear elevation, radiator and decorative fireplace.

**BEDROOM 4**  
9' 10" x 9' 1" (3.02m x 2.79m), with window to rear elevation, radiator and decorative fireplace.

**FAMILY BATHROOM**  
9' 8" x 4' 9" (2.97m x 1.47m), with recently refitted suite to comprise roll top bath with shower over and pedestal wash basin, partly tiled walls, extraction fan, radiator, airing cupboard with shelving, access to roof void and window to rear elevation.

**SEPARATE WC**  
With window to side elevation, wooden flooring and WC.

**OUTSIDE**  
To the front of the property there is a driveway providing off street parking for vehicles, lawned garden with mature shrubs and trees and walled garden to the front. To the side of the property there is a gated double driveway and access to the garage. To the rear of the property there is a south facing garden with raised paved seating area, covered seating area with grapevines, steps down to a lawned garden with a low maintenance gravel and decked area and a large gazebo.

**GARAGE**  
18' 6" x 8' 9" (5.64m x 2.69m), with double doors to the front, window, power and lighting.

**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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CWH, J Walter and Calum Lyman 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.

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

- 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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