



The Nook, 2 St. Martins Street

Lincoln, LN2 1JA



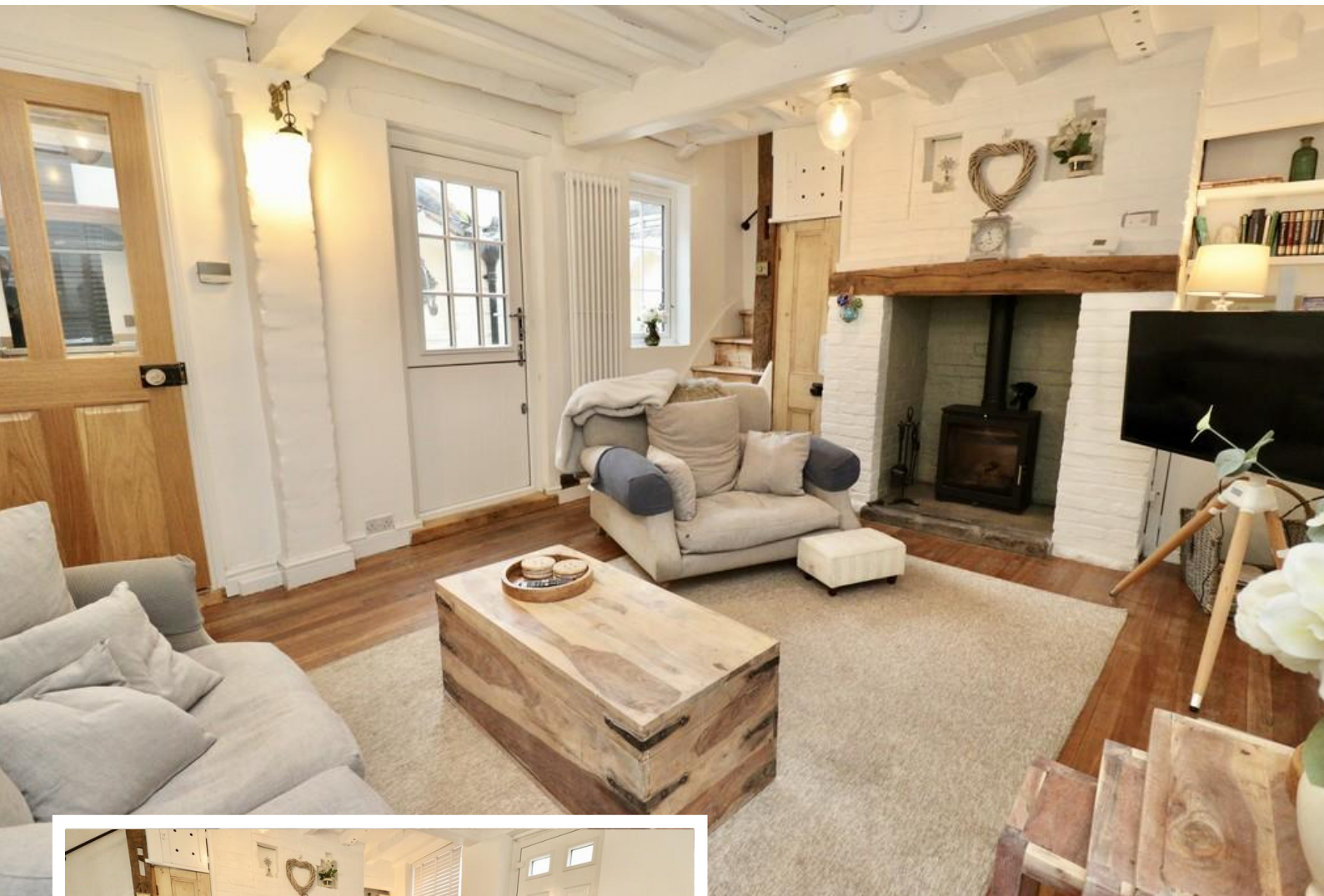
Book a Viewing!

£220,000

A delightful property located close to the foot of Lincoln's iconic Steep Hill, right in the heart of the City Centre and close to the Cathedral Quarter. Ideal for investment as a holiday let, or for City Centre living, this charming cottage seamlessly blends contemporary living with period features. The ground floor offers a cosy lounge, a modern fitted kitchen, and access to an enclosed private courtyard. Upstairs, the property features a double bedroom with an additional mezzanine level, a stylish shower room, and a roof terrace balcony boasting Cathedral views. The Nook has recently been sympathetically renovated with new kitchen, bathroom, windows, as well as being redecorated throughout. Viewing of this beautiful home is highly recommend to appreciate the stylish accommodation on offer and the enviable position in which it sits.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Brimming with history and character, Lincoln is one of England's true hidden gems. From the magnificent Cathedral and ancient Castle to the cobbled charm of Steep Hill, every corner of the city tells a story. Explore independent boutiques, stroll along the vibrant Brayford Waterfront, and uncover centuries of heritage in award-winning museums. After a day of discovery, unwind in one of Lincoln's many cafés, restaurants or cosy pubs. With stunning architecture, year-round events, and a famously warm welcome, Lincoln is the perfect city to explore on foot. The city also offers a full range of modern amenities, including High Street shops and department stores, banks, a multiplex cinema, marina, and art gallery.



THE NOOK

A truly unique property located at the foot of Lincoln's iconic Steep Hill, right in the heart of the city centre. The Nook offers stylish and versatile accommodation in one of Lincoln's most sought-after and historic locations. Perfectly positioned for access to the vibrant Cathedral Quarter, the property is surrounded by a wealth of amenities including popular restaurants, bars, independent boutiques, and well-known high street shops. Lincoln Cathedral, Castle, and the Brayford Waterfront are all within easy walking distance.

Beautifully presented throughout, the accommodation combines charm and modern comfort. The ground floor provides a welcoming living space with a contemporary fitted kitchen and access to an enclosed private courtyard. On the first floor there is a double bedroom with balcony, and a mezzanine level providing an additional sleeping area overlooking the bedroom below and a stylish shower room.

The property offers excellent flexibility, making it ideal as a city home, holiday let or investment opportunity. There are public car parks within a few minutes' walk, and Lincoln Train Station is approximately a ten-minute walk away. Situated in a prime central location, The Nook provides a rare opportunity to own a distinctive property in one of England's most historic and vibrant cities.



LOUNGE

16' 4" x 11' 8" (5.00m x 3.56m) A charming room with wooden flooring and a log burning stove, two radiators, three double glazed windows to the front and rear aspects, staircase to the first floor, an under stairs storage cupboard, wall lighting and stable door leading to the courtyard garden.



KITCHEN

12' 0" x 5' 8" (3.66m x 1.75m) A stylish kitchen fitted with a range of contemporary wall and base units, complemented by work surfaces, stainless steel sink with drainer and mixer tap, electric oven and hob with extractor fan, integrated fridge and slimline dishwasher, exposed ceiling beams, tiled flooring, a wall-mounted gas central heating boiler and a double glazed window to the side aspect.

BEDROOM

16' 9" x 11' 11" (5.11m x 3.64m) A beautiful double bedroom featuring a vaulted ceiling with exposed beams and an exposed brick wall, complemented by wall lights. The room benefits from abundant natural light through four double glazed windows to the front, side and rear aspects, and a double-glazed door leading to a private balcony with Cathedral Views.



SHOWER ROOM

5' 2" x 5' 1" (1.59m x 1.56m) Fitted with a contemporary three piece suite comprising of shower cubicle, wash hand basin set in a vanity unit with storage beneath and a close coupled WC, towel radiator, tiled flooring, exposed beams and a double glazed window to the front aspect.



OUTSIDE

To the rear of the property is an enclosed private courtyard. There is a roof terrace balcony accessed from the bedroom with Cathedral views.

THE NOOK

The Nook is currently being used as a popular holiday let. The property could be purchased as an ongoing holiday let or as a residential home. More information available on request.

<https://www.thenooklincoln.co.uk/>

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 – HOW WE MAY REFER YOU TO

Sills & Etheridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, 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.

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 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 mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

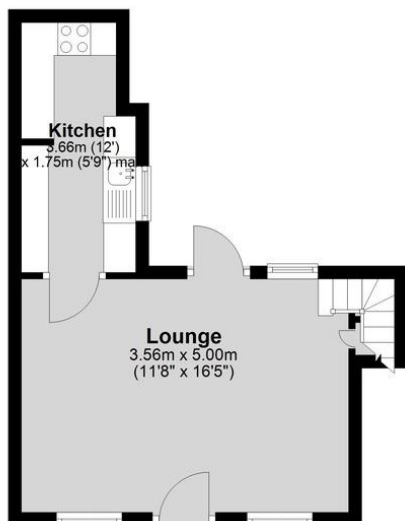
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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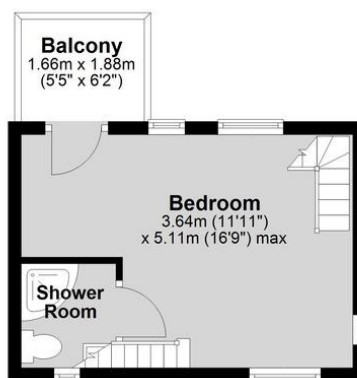
Ground Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



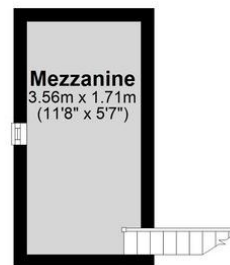
First Floor

Approx. 18.6 sq. metres (200.0 sq. feet)



Second Floor

Approx. 6.1 sq. metres (65.5 sq. feet)



Total area: approx. 49.4 sq. metres (531.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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