



**7 Manor Road,  
Lincoln, LN2 1RJ**



**Book a Viewing!**

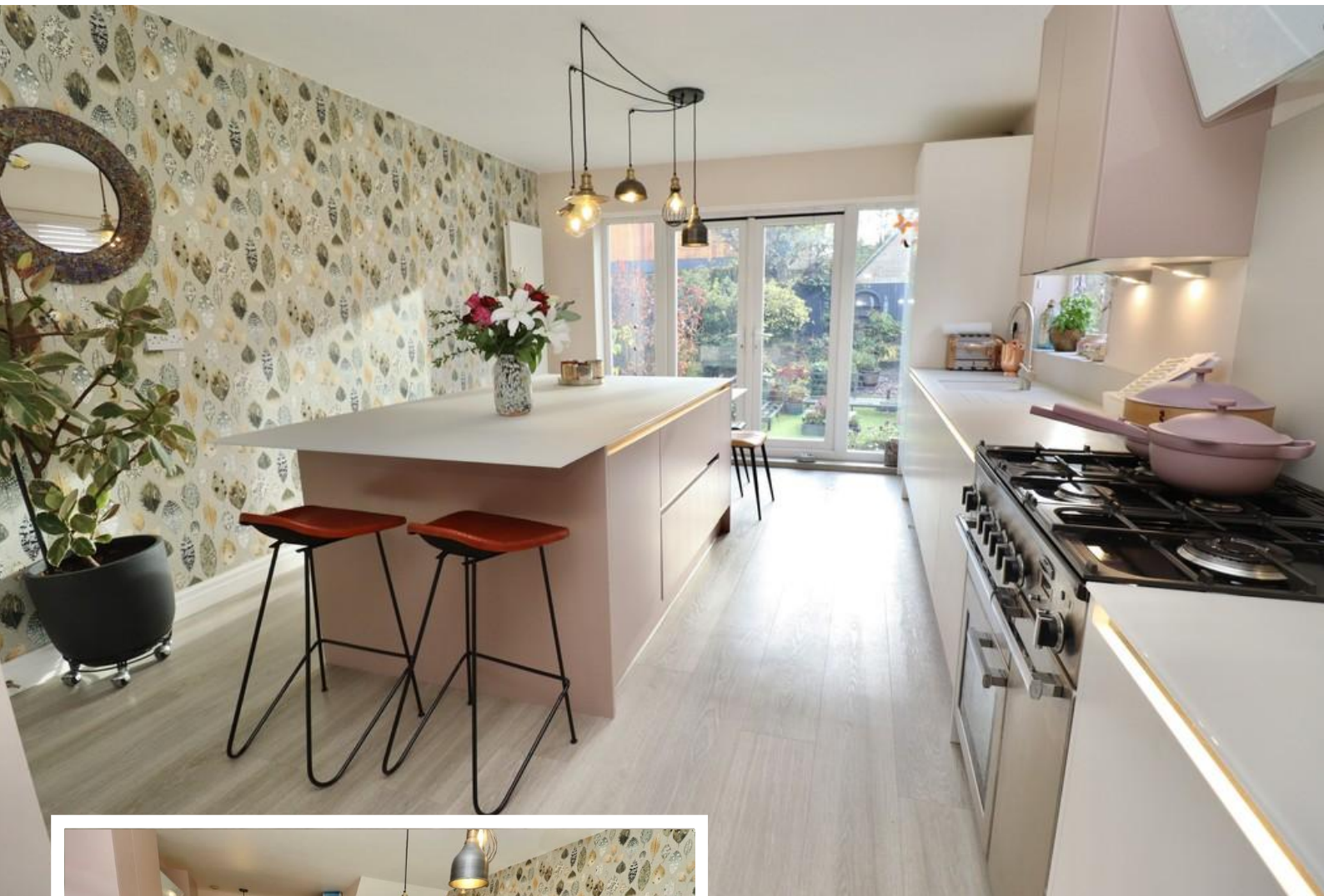
**£550,000**

A beautifully presented Three Bedroom Detached Family Home, superbly positioned in the highly sought after Uphill area, close to Lincoln's historic Bailgate. This attractive property offers spacious and versatile extended accommodation comprising a Porch, welcoming Entrance Hall, generous Lounge, formal Dining Room, Cloakroom/WC, and a modern fitted Kitchen/Breakfast Room with Utility Area. Above the kitchen sits a superb Sitting Room/Home Office, ideal for flexible family living. A separate first floor Landing leads to two well proportioned double Bedrooms and a large contemporary Family Bathroom. The second floor hosts an impressive Master Suite, complete with its own En-Suite Shower Room. Outside, the property benefits from a driveway providing ample parking, an electric vehicle charging point, and attractive established gardens to both the front and rear. Viewing is highly recommended to fully appreciate the space, quality and prestigious Uphill position this fine home enjoys.





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#### **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 Lincoln Bishop University.





## ACCOMMODATION

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

With staircase to the first floor, tiled flooring, under stairs storage cupboard and radiator.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled walls and flooring, radiator and double glazed window to the side aspect.

#### LOUNGE

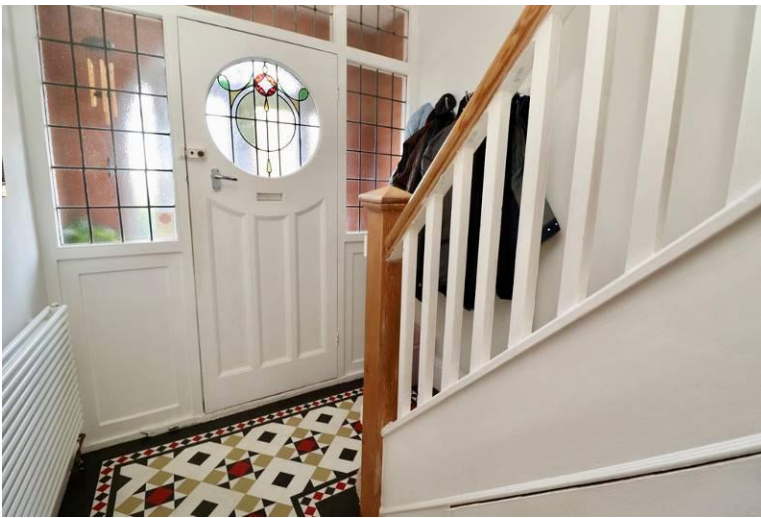
23' 1" x 11' 8" (7.06m x 3.56m) With double glazed sliding patio doors to the rear garden, two Velux windows, gas fire in a feature fireplace, spotlights and two radiators.

#### DINING ROOM

11' 11" x 10' 4" (3.64m x 3.17m) With double glazed bay window with stained glass inserts and wooden shutters to the front aspect and two radiators.

#### KITCHEN/DINER

29' 11" x 12' 2" (9.14m x 3.72m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ bowl ceramic sink with side drainer, mixer tap and boiling water tap over, integrated fridge, fridge freezer and dishwasher, space for Range cooker, central island with breakfast bar, adjoining utility area with a complementing range of wall and base units with work surfaces over, undermount ceramic sink with side drainer and mixer tap over, space for washing machine, under cabinet lighting, downlighters, staircase to the first floor sitting room, under stairs storage cupboard with gas fired central heating boiler, wood effect vinyl floor tiling, three radiators, double glazed window to the side aspect and double glazed French doors to the rear garden.



### FIRST FLOOR

#### SITTING ROOM

20' 7" x 12' 3" (6.28m x 3.75m) With double glazed window to the rear aspect, vaulted ceiling with two Velux windows, log burner and radiator.

#### FIRST FLOOR LANDING

With staircase to the second floor, double window to the side aspect, double glazed window to the front aspect with stained glass inserts and wooden shutters, spotlights and radiator.







#### **BEDROOM 2**

12' 5" x 11' 11" (3.79m x 3.64m) With double window to the rear aspect, fitted wardrobes with sliding doors, spotlights and radiator.

#### **BEDROOM 3**

11' 10" x 10' 5" (3.63m x 3.18m) With double glazed window to the front aspect with stained glass inserts and wooden shutters and radiator.

#### **BATHROOM**

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, chrome towel radiator, airing cupboard and double glazed windows to the side and rear aspects.



#### **SECOND FLOOR**

##### **BEDROOM 1**

18' 11" x 11' 6" (5.77m x 3.52m) With three Velux windows, range of fitted wardrobes, eaves storage, spotlights and radiator.

##### **EN-SUITE SHOWER ROOM**

11' 6" x 4' 4" (3.52m x 1.34m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls and flooring, towel rail and Velux window.



#### **OUTSIDE**

To the front of the property there is a gravelled garden behind low level wall with mature shrubs. To the side there is a gravelled driveway providing off street parking for multiple vehicles with electric vehicle charge point. To the rear there is a beautiful established garden with area of artificial lawn, block paved patio seating area and mature shrubs and flowerbeds.







#### 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)

#### 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 & Co, Taylor Rose, 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 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.

#### BUYING YOUR HOME

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:

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.
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.

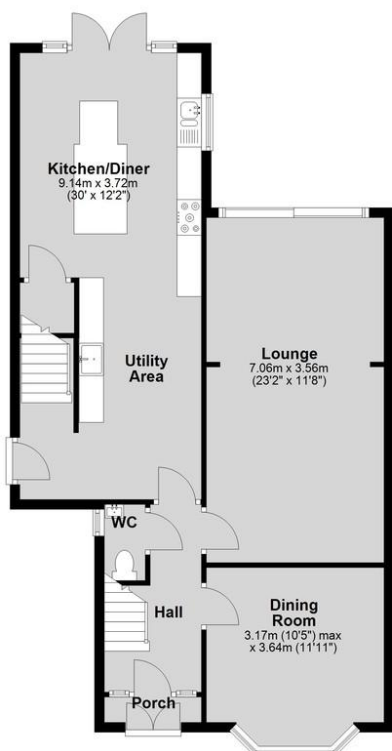
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#### Ground Floor

Approx. 81.6 sq. metres (878.3 sq. feet)



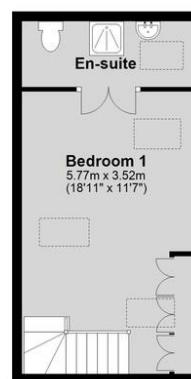
#### First Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



#### Second Floor

Approx. 28.4 sq. metres (273.1 sq. feet)



Total area: approx. 176.0 sq. metres (1894.1 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 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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