



**Carline Heath, 38B Willis Close,
Lincoln, LN1 3LG**



Book a Viewing!

£635,000

This rare opportunity presents a superb Detached Family Home occupying a prime uphill position close to Lincoln's Cathedral Quarter and Bailgate, set on an exceptionally generous plot with mature landscaped gardens to the front, side and rear, and enjoying magnificent panoramic views across the City and the West Common. Approached via a private sweeping driveway passing an attractive lawned garden, the property also benefits from a detached garage, workshop with WC and an additional outbuilding. Architect designed and built in 1997 by prestigious local builder Richard Harrison to maximise the outstanding outlook, the home offers versatile and spacious accommodation comprising a Porch, Hallway, Lounge, Sun Room opening onto a southwest-facing terrace, Dining Room, Kitchen, Utility Room, Pantry and a highly adaptable Ground Floor Bedroom with adjoining Shower Room ideal for multi-generational living. The First Floor provides a landing leading to Four Principal Bedrooms, including a Master with En-suite Bathroom. Viewing is highly recommended to appreciate the quality of accommodation and the exceptional position this remarkable property enjoys. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

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

PORCH

With double glazed windows and door to the front aspect and tiled flooring.

HALL

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

LOUNGE

16' 6" x 12' 2" (5.05m x 3.73m) With double glazed bay window to the rear aspect, double glazed French doors to the garden, gas log burner with brick fire surround, side shelving and radiator.



SUN ROOM

8' 7" x 6' 7" (2.63m x 2.03m) With double glazed door overlooking the garden and the City, tiled flooring and radiator.

DINING ROOM

16' 5" x 12' 7" (5.02m x 3.84m) With double glazed bay windows to the side aspect, fitted shelving, tiled floor and radiator.

KITCHEN

11' 1" x 10' 8" (3.38m x 3.26m) Fitted with a range of wall and base units with work surfaces over, twin stainless steel sinks with side drainer and mixer tap over, eye level electric oven, gas hob, space for dishwasher, spotlights, double glazed window and door to the side aspect.



UTILITY ROOM

6' 10" x 5' 11" (2.10m x 1.82m) Fitted with base units with wooden work surface over, ceramic Belfast sink with mixer tap over, spaces for washing machine, tumble dryer and fridge, tiled flooring, radiator and two double glazed windows to the front aspect.

PANTRY

5' 11" x 3' 10" (1.82m x 1.18m) With storage shelving, tiled flooring and double glazed window to the front aspect.



GROUND FLOOR BEDROOM 5

16' 2" x 14' 11" (4.94m x 4.56m) With four double glazed windows to the front, side and rear aspects and radiator.

SHOWER ROOM

8' 9" x 4' 0" (2.69m x 1.23m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, tiled floor, part tiled walls and radiator.



FIRST FLOOR LANDING

With radiator, double glazed window and Velux window to the side aspect.

BEDROOM 1

15' 10" x 11' 0" (4.85m x 3.36m) With radiator, three double glazed windows to the front and side aspects.

EN-SUITE BATHROOM

11' 3" x 6' 11" (3.45m x 2.12m) Fitted with a three piece suite comprising of panelled bath with shower attachment and glass shower screen, close coupled WC and pedestal wash hand basin, airing cupboard, radiator, double glazed window and Velux window to the side aspect.



BEDROOM 2

16' 3" x 12' 2" (4.97m x 3.71m) With gas fire set within a feature fireplace, radiator, double glazed windows to the side and rear aspects.

BEDROOM 3

16' 2" x 15' 0" (4.95m x 4.58m) With radiator, double glazed windows to the front and rear aspects.

BEDROOM 4

7' 7" x 8' 7" (2.33m x 2.64m) With Velux window to the front aspect.



OUTSIDE

The property is approached via a sweeping gravelled driveway with a lawned front garden. There is a Detached Garage and Workshop to the front, along with mature shrubs and trees. To the side of the property there is a mature and well stocked garden. To the rear of the rear/side of the property there is a brick built outbuilding and to the rear of the property there are further well stocked gardens with mature shrubs and trees enjoying views over the City.

DETACHED GARAGE

16' 11" x 10' 2" (5.16m x 3.10m) With double wooden access doors, shelving, coal store and door to the Workshop.

WORKSHOP

19' 2" x 14' 6" (5.86m x 4.43m) With window and door to the side, power, lighting and door to the WC. The Workshop or Outbuilding could also serve as an Office/Studio.

WC

With WC, wash hand basin and electric heater.

BRICK OUTBUILDING

13' 6" x 7' 11" (4.12m x 2.43m) Windows and doors, 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

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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.

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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 them 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 them 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:

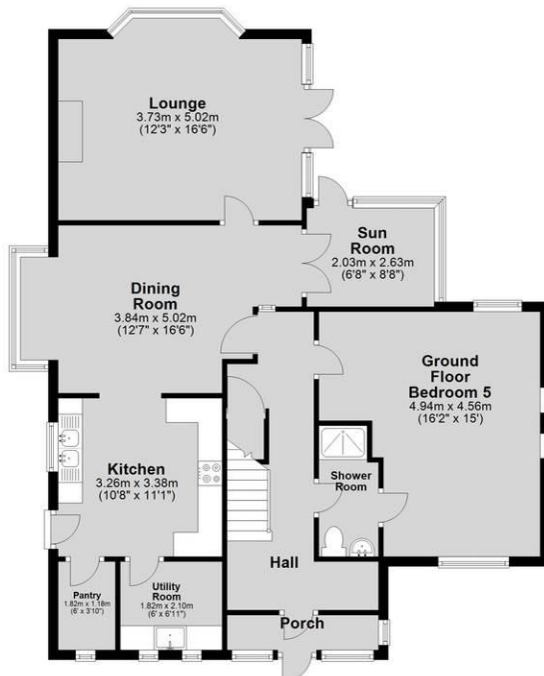
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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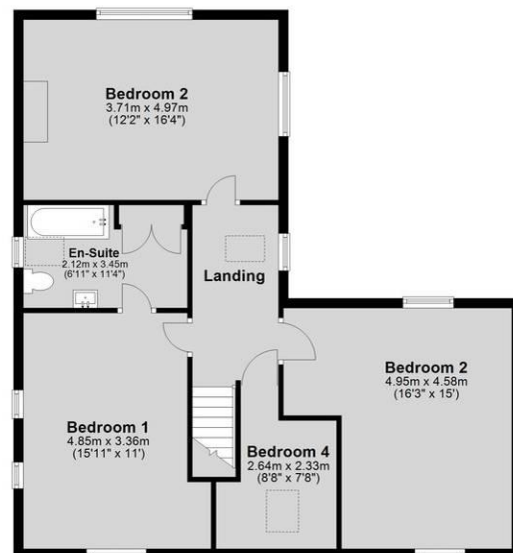




Ground Floor
Approx. 93.5 sq. metres (1006.6 sq. feet)



First Floor
Approx. 79.4 sq. metres (855.0 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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