



**1 Blenkin Hall, St. Johns Road,
Lincoln, LN1 3DG**



Book a Viewing!

£425,000

An executive and contemporary End Townhouse, superbly located within easy walking distance of Lincoln's historic Bailgate and the Cathedral Quarter. Designed over three spacious floors, the property offers high specification accommodation finished to an exceptional standard throughout. The Ground Floor features a welcoming Porch and Entrance Hall, Utility Room, Cloakroom/WC, and a stunning open plan Kitchen/Diner ideal for modern living and entertaining. To the First Floor, a generous Lounge with Juliet Balcony provides an elegant and light filled living space, complemented by Bedroom Three and a well appointed Family Bathroom. The Second Floor hosts an exquisite Master Suite with En-Suite Shower Room, alongside a further spacious Double Bedroom. Externally, the property enjoys a neatly lawned front garden and a low maintenance enclosed rear garden. A shared, secure gated driveway gives access to a private parking space and a detached single garage. Early viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



PORCH

With vaulted glazed ceiling, double glazed window to the front aspect, radiator and laminate flooring.

ENTRANCE HALL

With staircase to the first floor, laminate flooring, radiator and spotlights.

UTILITY ROOM

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, airing cupboard, tiled flooring, radiator, spotlights and double glazed window to the front aspect.

CLOAKROOM/WC

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



KITCHEN/DINER

23' 11" x 13' 10" (7.31m x 4.23m) Fitted with a modern range of wall and base units with work surfaces over, undermount stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, spaces for range cooker and American fridge freezer, tiled flooring, spotlights and under cabinet lighting, two radiators, under stairs storage cupboard, double glazed window to the side aspect and double glazed bi-fold doors to the rear garden.



FIRST FLOOR LANDING

With staircase to the second floor and spotlights.

LOUNGE

16' 11" x 13' 10" (5.17m x 4.24m) With double glazed bi-fold doors onto a Juliet balcony with remote control blinds, wood effect flooring, two tall radiators and spotlights.

BEDROOM 3

13' 9 (max)" x 10' 2" (4.19m x 3.12m) With a range of fitted furniture including wardrobes, desk and storage shelving, two double glazed windows to the front aspect and two radiators.



BATHROOM

8' 5" x 6' 11" (2.58m x 2.13m) Fitted with a modern four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, towel radiator, tiled flooring, part tiled walls, spotlights and double glazed window to the side aspect.

FIRST FLOOR LANDING

With spotlights and radiator.



BEDROOM 1

14' 0" x 13' 10" (4.29m x 4.22m) Fitted with a range of bedroom furniture, including wardrobes, dressing table, drawers, bedside tables and fitted headboard, double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

8' 1" x 6' 9" (2.48m x 2.08m) Fitted with a three piece suite comprising of shower cubicle, pedestal hand basin and close coupled WC, tiled flooring and splashbacks, towel radiator, spotlights and double glazed window to the side aspect.

BEDROOM 2

13' 10" x 10' 1" (4.24m x 3.09m) With a range of fitted wardrobes, drawers and bedside tables, double glazed window to the front aspect and radiator.

OUTSIDE

To the front of the property there is a lawned garden. To the rear there is a paved garden enclosed by a brick wall. There is a secure gated shared driveway leading to a detached single garage and parking space. The garage has electric roller door to the front and side personnel door.





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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.

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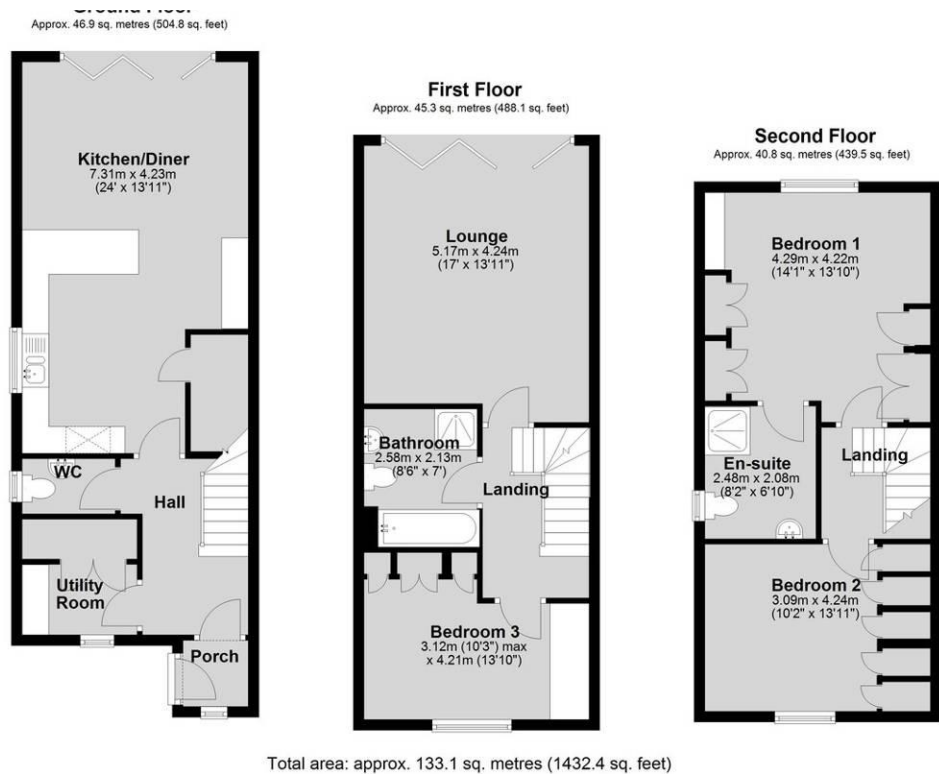
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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