



26 Mill Road
Lincoln, LN1 3JJ



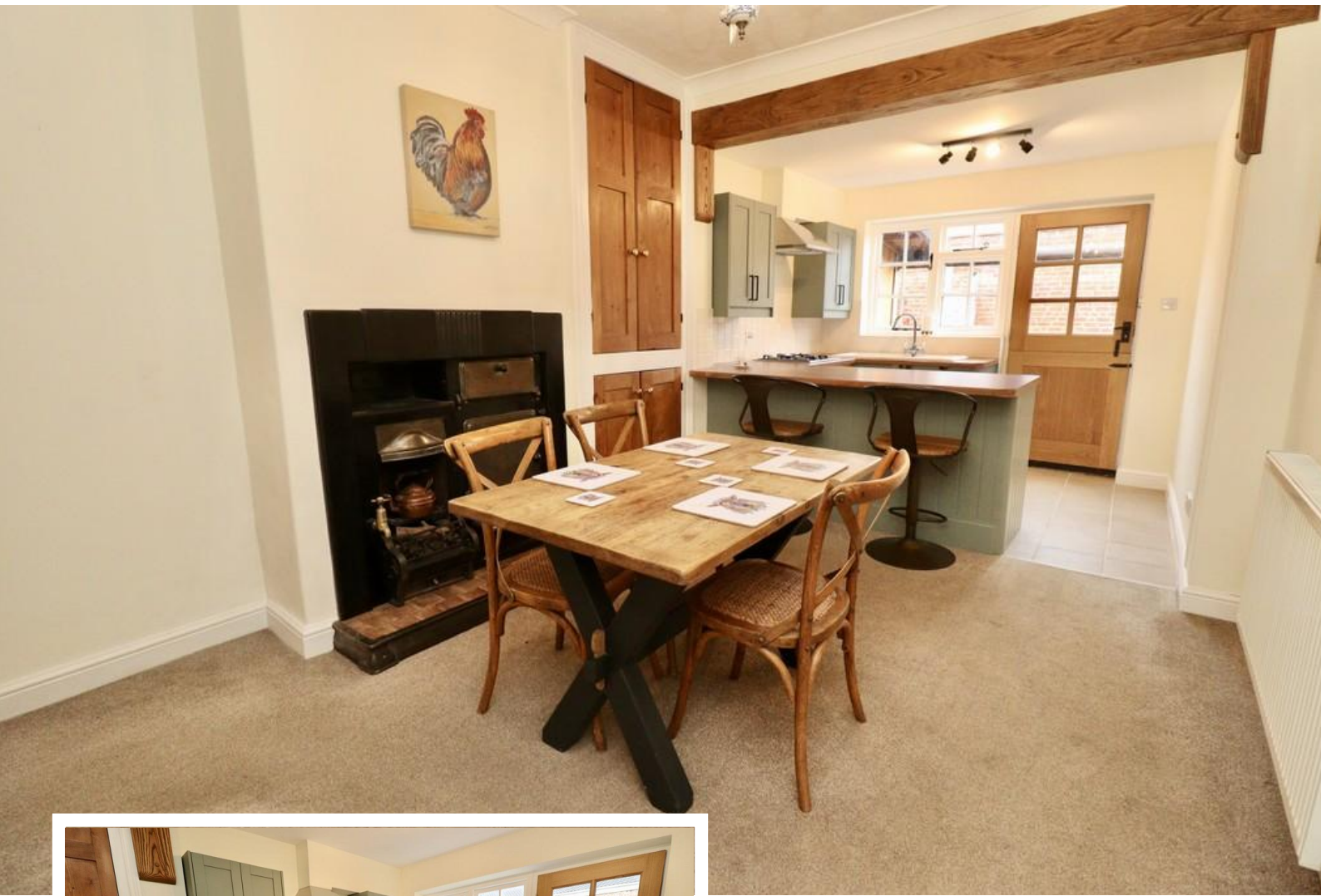
Book a Viewing!

£200,000

A charming Grade II Listed two bedroom cottage, ideally located within close proximity to Lincoln's highly desirable Uphill and Bailgate areas. This beautifully presented home is rich in character features and offers immaculate accommodation throughout. The accommodation briefly comprises a welcoming lounge, separate dining room and well appointed kitchen. To the first floor there is a landing, two bedrooms and a modern shower room. The property enjoys delightful views of Lincoln's Windmill to the front and the iconic Lincoln Cathedral to the rear. Externally, there are low maintenance gardens to both the front and rear, and the property further benefits from residents' permit parking. Early viewing is highly recommended to fully appreciate the charm, character and enviable location of this exceptional cottage. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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

LOUNGE

10' 5" x 9' 10" (3.20m x 3.02m) With sash window with wooden shutters to the front aspect, open fire within a decorative fireplace, exposed floorboards and radiator.

DINING ROOM

14' 3" x 10' 5" (4.35m x 3.18m) With door to staircase to first floor, under stairs storage cupboard, original stove, side storage cupboard and radiator.

KITCHEN

9' 2" x 6' 11" (2.81m x 2.13m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, integrated fridge, space for washing machine, tiled flooring and splashbacks, breakfast bar, sash window to the rear aspect and stable door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

10' 5" x 9' 10" (3.2m x 3.0m) With sash window to the front aspect with views of Lincoln's historic Windmill, decorative cast iron fireplace, exposed floorboards, over stairs storage cupboard and radiator.

BEDROOM 2

11' 2" x 6' 1" (3.42m x 1.86m) With sash window to the rear aspect with views of Lincoln's historic Water Tower and Lincoln Cathedral, decorative cast iron fireplace, built in double bed with storage beneath, exposed floorboards, airing cupboard housing the gas fired central heating boiler and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring, radiator, exposed brick wall and vaulted ceiling with wooden beam and Velux window.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden behind low level wall. To the rear of the property there is an enclosed decked area with a further gravelled area beyond. The property further benefits from residents permit parking.





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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Briddle 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 Callum 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.

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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.

GENERAL

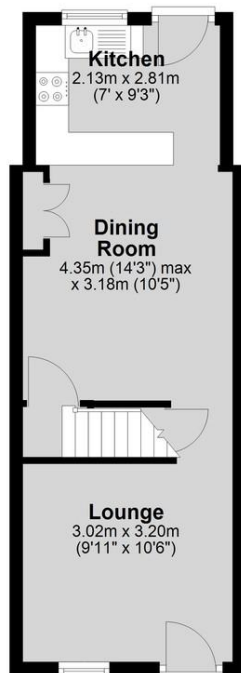
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1. The detail is a general outline for guidance only and does not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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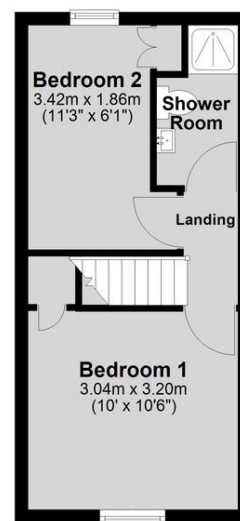
Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.4 sq. feet)



Total area: approx. 53.8 sq. metres (578.7 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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