



6 Lindum Terrace

Lincoln, LN2 5RP

£1,200,000

NO ONWARD CHAIN - An impressive semi-detached family residence located in this prime Uphill area of Lincoln and close to the Bailgate and Cathedral Quarter, as well as Lincoln City Centre. The property is set back from the road on an elevated plot, with a driveway providing ample off road parking and giving access to the Detached Double Garage to the rear. The property enjoys a generous lawned garden to the front and a private courtyard garden to the rear. Internally the property boasts many of its original features and offers vast and versatile living accommodation over three storeys, plus an additional large Cellar. The property is entered through an impressive Reception Hallway with stairs rising to the First Floor Landing and gives access to three Reception Rooms, Cloakroom and WC. The Kitchen leads out to the courtyard garden to the rear and benefits from a Pantry and gives to the Inner Hallway which, in turn, leads to a large Laundry/Utility. The First Floor Galleried Landing leads to four Bedrooms, with an additional room which could be utilised as a Dressing Room, Nursery or Office and can be accessed off Bedroom 1. The Galleried Landing also leads to the Family Bathroom and a second Bathroom to the rear of the property. A Second Landing leads to an additional Bedroom or Gym. The Second Floor Landing leads to an additional Bedroom and a Play Room or potential Bedroom 7 (which currently has restricted ceiling height). Viewing is essential to appreciate the living accommodation on offer.



6 Lindum Terrace, Lincoln, LN2 5RP



SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – G

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the front of our offices on Silver Street proceed up Lindum Hill, taking you on to Wragby Road. Continue along Wragby Road, turning right on Upper Lindum Road, continue down Upper Lindum Street, bringing you on to Lindum Terrace. Turn left on to Lindum Terrace where the property can be located on the left hand side.

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 Bishop Grosseteste University.



ACCOMMODATION

ENTRANCE HALL

12' 11" x 8' 10" (3.94m x 2.69m) With two radiators, coving to ceiling, feature arch, central heating thermostat, doors to the Living Room and Dining Room and two windows to front elevation.

LOUNGE

19' 6" x 15' 11" (5.94m x 4.85m) With fireplace with inset wood-burner, two windows to side elevation, bay window to front elevation, three radiators, three wall light points, coving to ceiling and picture rail.

DINING ROOM

15' 11" x 13' 11" (4.85m x 4.24m) With fireplace with inset gas fire, bay window to side elevation, picture rail and three wall light points.

RECEPTION HALLWAY

21' 5" x 8' 10" (6.53m x 2.69m) With coving to ceiling, stairs to the First Floor Galleried Landing and doors leading to the Kitchen, Sitting Room and Cloakroom.

CLOAKROOM

5' 9" x 5' 8" (1.75m x 1.73m) With door to the WC.

WC

12' 1" x 5' 8" (3.68m x 1.73m) With radiator, WC and wash hand basin.

SITTING ROOM

21' 5" x 19' 6" (6.53m x 5.94m) With fireplace with inset gas wood burner, four wall light points, French door to front elevation with steps down to the lawn, floor to ceiling window to front elevation, picture rail, coving to ceiling and two double radiators.

KITCHEN

18' 2" x 14' 9" (5.54m x 4.5m) Fitted with a range of wall, display units, base units and drawers with work surfaces over, gas AGA, 1 ½ bowl sink unit and drainer, fitted dishwasher, door to courtyard and doors leading to the Pantry and Inner Hallway.

PANTRY

7' 7" x 6' 3" (2.31m x 1.91m) With shelving and window to rear elevation.

INNER HALLWAY

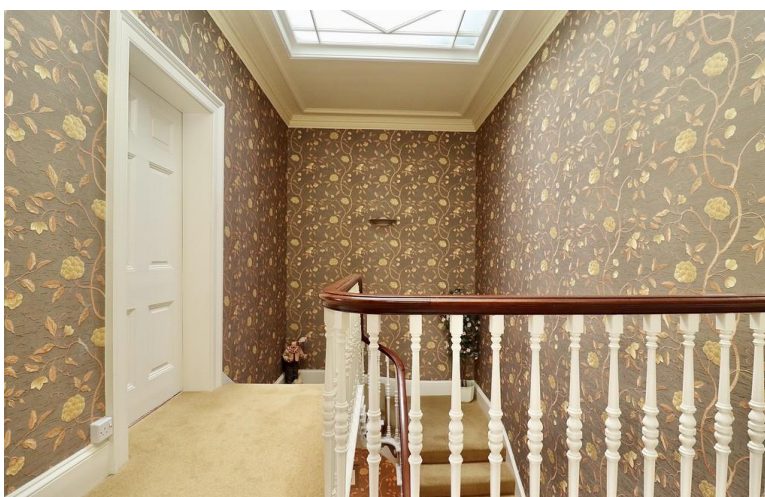
With radiator, stairs to the First Floor Rear Landing leading to Gym/Bedroom 5 and door to the front elevation.

LAUNDRY ROOM / UTILITY

15' 11" x 13' 10" (4.85m x 4.22m) With door to the courtyard, double radiator, water softener, a range of base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer, a range of fitted cupboards, window to side elevation and humidification system.

ENTRANCE HALL

6' 6" x 4' 0" (1.98m x 1.22m)





FIRST FLOOR GALLERIED LANDING

27' 5" x 8' 10" (8.36m x 2.69m) With coving to ceiling and feature arch.

BEDROOM 1

19' 6" x 15' 11" (5.94m x 4.85m) With window to front elevation, two double radiators, coving to ceiling and two fitted wardrobes and door leading to the Nursery/Dressing Room/Office.

FAMILY BATHROOM

10' 6" x 8' 10" (3.2m x 2.69m) With WC, wash hand basin, bath, radiator, windows to side and rear elevations, access to roof void, electric wall heater and part tiled surround.

NURSERY/DRESSING ROOM/OFFICE

15' 11" x 10' 1" (4.85m x 3.07m) With coving to ceiling, window to front elevation and double radiator.



BEDROOM 2

17' 11" x 17' 0" (5.46m x 5.18m) With two windows to front elevation, fireplace, radiator, fitted double wardrobe, shower cubicle/sauna and coving to ceiling.

BEDROOM 3

15' 11" x 13' 11" (4.85m x 4.24m) With coving to ceiling, double radiator, window to side elevation and door to airing cupboard housing the hot water cylinder, shelving and window to side elevation.

BEDROOM 4

16' 0" x 11' 0" (4.88m x 3.35m) With radiator, coving to ceiling and window to front elevation.



BATHROOM

7' 7" x 6' 3" (2.31m x 1.91m) With coving to ceiling, wash hand basin, WC, bath with claw and ball feet, window to side elevation, heated towel rail, part tiled surround, fitted cupboard and pendant light fitting.

INNER HALLWAY

17' 11" x 4' 0" (5.46m x 1.22m) With coving to ceiling and radiator and doors to the Bathroom and First Floor Rear Landing.

FIRST FLOOR REAR LANDING

11' 7" x 6' 6" (3.53m x 1.98m) With door to the Gym/Bedroom 5.

GYM / BEDROOM 5

16' 0" x 13' 10" (4.88m x 4.22m) With radiator, fireplace, fitted cupboard and window to side elevation.

SECOND FLOOR LANDING

9' 1" x 6' 6" (2.77m x 1.98m) With fitted cupboard.

BEDROOM 6

15' 11" x 13' 11" (4.85m x 4.24m) With fireplace, radiator and two windows to side elevation.

PLAYROOM / BEDROOM 7

(RESTRICTED CEILING HEIGHT) 15' 11" x 14' 0" (4.85m x 4.27m) With radiator, window and access to eaves storage.





CELLAR

With two rooms, light, power, wine store, Keston gas central heating boiler, central heating controls, coal and wood chute.

OUTSIDE

The property is approached via a shared driveway with gated access leading to the Double Garage with two electric up and over doors, light and power. The front garden is principally laid to lawn with a range of beds and borders. The rear courtyard is enclosed and paved with a raised flower bed, electric water heaters and outside 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.ni.net

BUYING 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 & Betheridge, Bridge of Ireland, Ringrose and Home Property Lawyers 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 we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 given their ethical:

1. These 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office: 29 Silver Street, Lincoln, LN2 1AS.





Total area: approx. 499.4 sq. metres (5375.5 sq. feet)
 The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
 Mundy's Estate Agents
 Plan produced using PlanUp.



29 – 30 Silver Street
 Lincoln
 LN2 1AS

www.mundys.net
residential@mundys.net
 01522 510044

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