



2 Stanthaket Court

Lincoln, LN1 1HX

£450,000

A rare opportunity to acquire an impressive City Centre residence with panoramic views of the City. The generous internal accommodation comprises of Hall, Ground Floor Bedroom and En-Suite Wet Room, Utility Room, First Floor Landing leading to Cloakroom/WC, large Lounge, fitted Kitchen, Dining Room with balcony and a Second Floor Landing leading to the Master Bedroom with En-Suite Bathroom and balcony with city views, two further Bedrooms and a Family Bathroom. The property further benefits from block paved driveway, Double Garage and a covered courtyard. Viewing is essential to appreciate this fantastic property in such a prestigious position. The property is being sold with No Onward Chain.



Stanthaket Court, Lincoln, LN1 1HX



SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E

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 Bishop Grosseteste University.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, radiator and alarm panel.

GROUND FLOOR BEDROOM

4 17' 10" x 17' 1" (5.46m x 5.21m) With double glazed bay window to the front aspect, double glazed French doors to the side courtyard, fitted wardrobes and radiator.

EN-SUITE WET ROOM

8' 9" x 7' 8" (2.69m x 2.35m) With walk-in shower, close coupled WC, wall hung wash hand basin, chrome towel radiator, built-in storage cupboard, tiled flooring, partly tiled walls, spotlights, shaver point and internal door to the garage.



UTILITY ROOM

6' 11" x 5' 9" (2.13m x 1.77m) With work surface, base cupboard, spaces for washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, tiled flooring, wall mounted gas fired central heating boiler, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With staircase to the second floor, wood effect flooring, radiator and double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, tiled floor, partly tiled walls, radiator and double glazed window to the rear aspect.



LIVING ROOM

18' 4" x 12' 9" (5.59m x 3.89m) With three double glazed windows to the front aspect, gas fire in a decorative feature fireplace, wood effect flooring and two radiators.

KITCHEN

13' 3" x 8' 6" (4.06m x 2.61m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and dishwasher, space for Range cooker, tiled splashbacks, tiled floor, spotlights and double glazed window to the rear aspect.

DINING ROOM

13' 1 (max)" x 12' 9 (max)" (3.99m x 3.89m) With three double glazed windows to the side and rear aspects, French doors to the balcony and radiator.



SECOND FLOOR LANDING

With double glazed window to the rear aspect and airing cupboard.

BEDROOM 1

13' 11" x 11' 10" (4.26m x 3.61m) With double glazed French doors onto a balcony with panoramic City views and radiator.



EN SUITE BATHROOM

7' 6" x 5' 5" (2.31m x 1.67m) Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and pedestal wash hand basin, tiled floor, partly tiled walls, radiator and double glazed window to the side aspect.

BEDROOM 2

14' 3" x 9' 10" (4.35m x 3.02m) With double glazed windows to the side and rear aspects, fitted wardrobes and radiator.

BEDROOM 3

10' 5" x 6' 6" (3.19m x 2.00m) With double glazed window to the front aspect, fitted wardrobe, over stairs storage cupboard and radiator.

BATHROOM

12' 5" x 6' 5" (3.8m x 1.97m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, medicine cabinet, tiled floor, partly tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

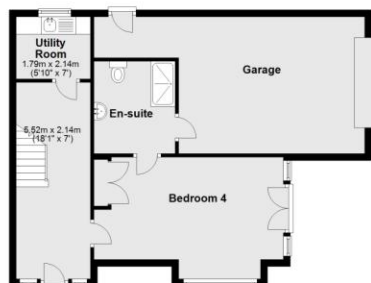
The property benefits from a block paved driveway providing off street parking for multiple vehicles and giving access to the Double Garage. The garage has an up and over electric roller door, rear personal door, light and power. There is a gated courtyard garden accessed from the ground floor bedroom. To the first floor is a pleasant balcony with views of the city.



First Floor



Ground Floor



Second Floor



Total area: approx. 189.8 sq. metres (2042.6 sq. feet)
For illustration purposes only. Floor produced using Planific.

WEBSITE

Our detailed website show 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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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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 are 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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