



Le Mont

Cross O'Cliff Hill, Lincoln

BROWN & CO JH Walter



Le Mont, Cross O'Cliff Hill, Lincoln

Built in 1912 Le Mont enjoys a uniquely elevated position with views across the City. Nestling in a private and mature plot of around 0.70 of an acre, this three bedroom dormer bungalow is a well loved family home that is ready for a new custodian to breathe new life into its walls.

The well proportioned accommodation extends to around 1,642 sq ft and comprises an Entrance hall, kitchen, Lounge/Diner, Study, Conservatory, Bathroom, W.C. and bedroom to the ground floor. The first floor offers two bedrooms and loft room which is accessed off Bedroom One.



ACCOMMODATION

Entrance Porch

With original timber door and mosaic tiled floor with further glazed door to;

Hallway

With stairs to first floor, radiator and door to;

Lounge/Diner

Double glazed picture window to front and side elevation, double glazed French doors to front elevation, three radiators and an electric fire.

Study

Double glazed picture window to side elevation, two radiators and wooden glazed concertina doors to;

Conservatory

Upvc construction with door to side elevation.

W.C.

Double glazed picture window to rear elevation, two piece suite comprising mid flush W.C., single radiator.

Kitchen

Double glazed casement to side elevation, fitted wall and base units with double sink, four ring gas hob with extractor over, built in oven/grill, space and plumbing for washing machine, electric fire, radiator, part tiled walls.

Bedroom Three

Double glazed bay window to front elevation and double glazed picture window to side elevation, radiator and pedestal wash basin.

First Floor

Bedroom One

Double glazed casement window to front elevation, radiator and door to;

Attic Room

Accessed via Bed One with a skylight, radiator and built in eves storage.

Bedroom Two

Double glazed casement window to front elevation, radiator, airing cupboard and built in wardrobe.

Outside

The property nestles in a private plot of around 0.70 of an acre with far reaching views across the City. The gardens are mainly laid to lawn with mature trees and planting along with a pond and patio area. The property also has a separate off street private parking area and double garage.

Workshop

Single glazed windows to front elevation, workbench, power and light, lean to storage.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band E



Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Vodafone with better coverage from O2 and Three.

Broadband

We understand from the Ofcom website that standard broadband is available near this property with a maximum download speed of 18 Mbps and an upload speed of 1 Mbps.

Services

The property offers mains water, gas, electric and a private drainage system.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

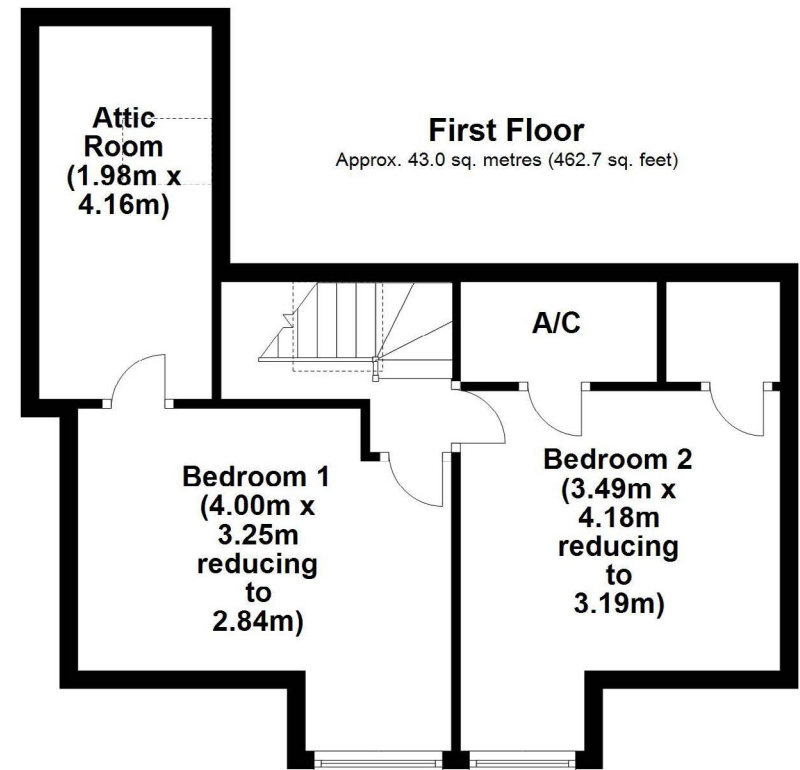
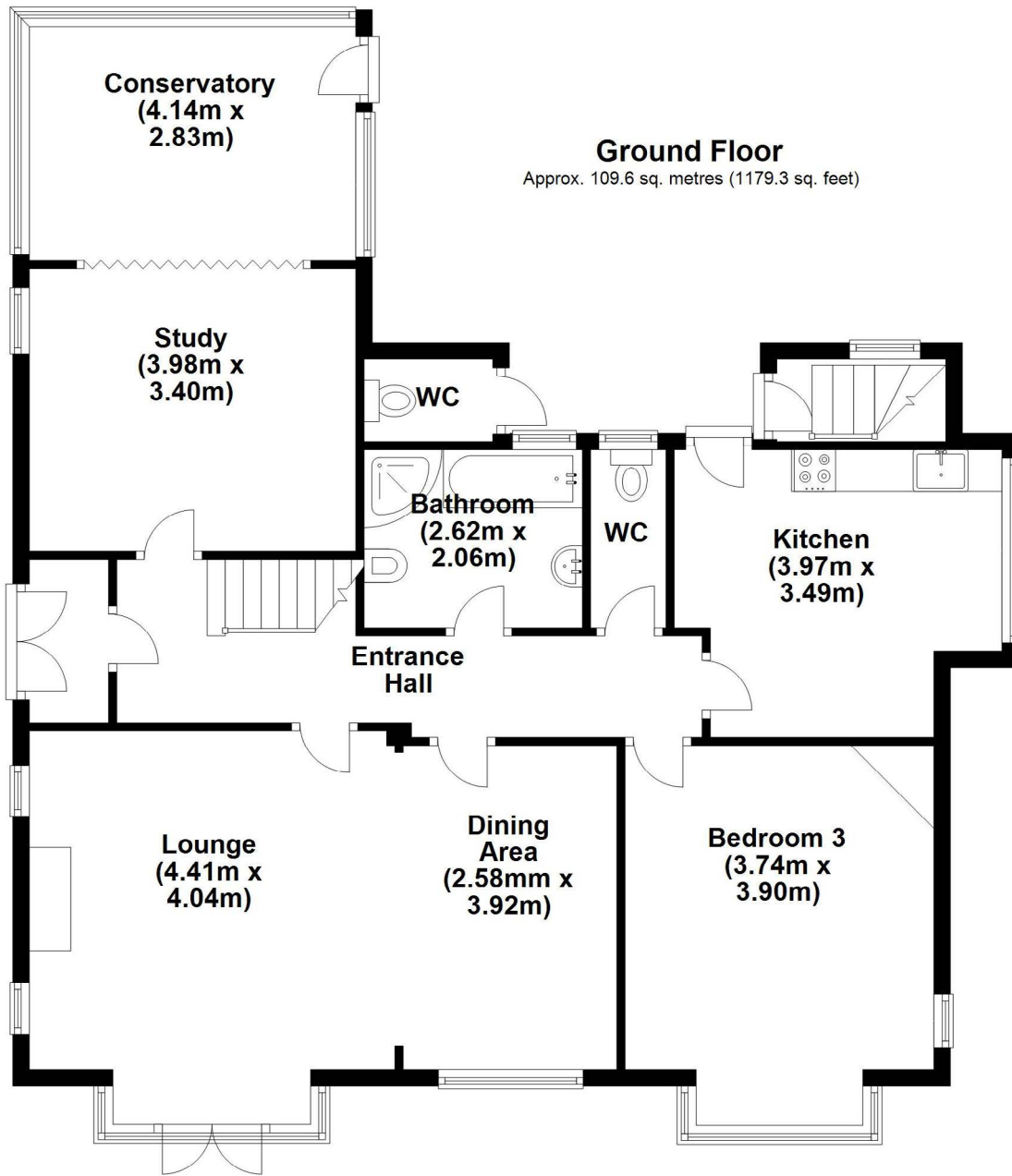
Agent

James Mulhall

01522 504304

lincolncitycentre@brown-co.com





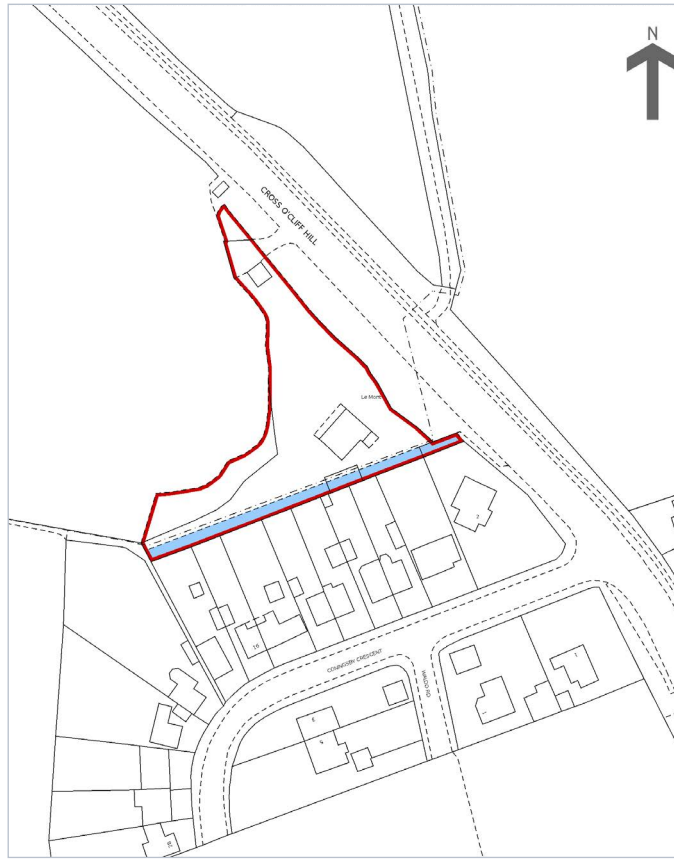
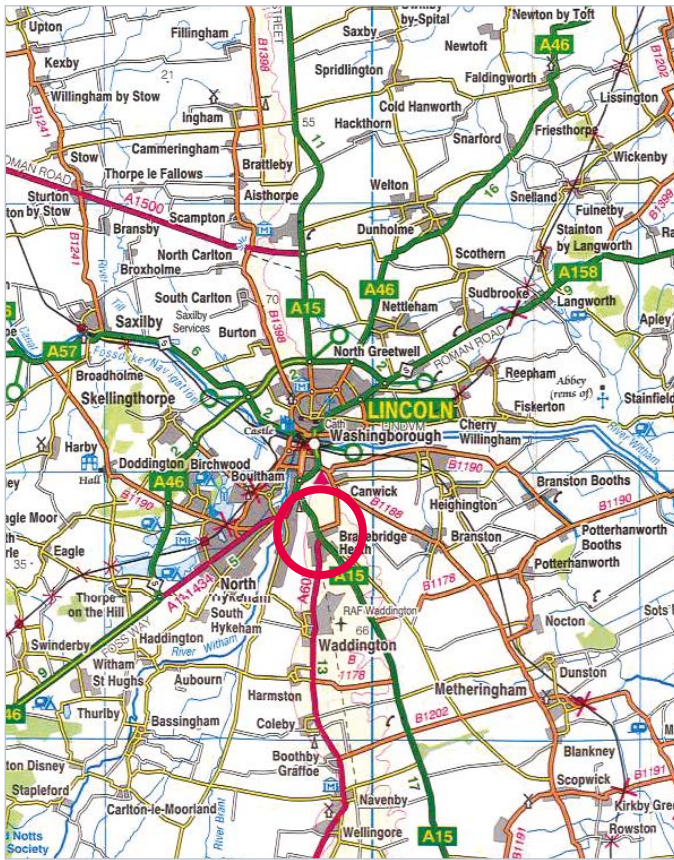
Total area: approx. 152.6 sq. metres (1642.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.









Energy performance certificate (EPC)																																			
Le Mont Cross O'Cliff Hill LINCOLN LN4 2JJ	Energy rating	Valid until:	3 July 2034																																
	E	Certificate number:	0350-2774-6330-2604-4961																																
Property type	Detached house																																		
Total floor area	140 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is E. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
<p>See how to improve this property's energy efficiency.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>69 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>39 E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C		69 C	55-68	D			39-54	E	39 E		21-38	F			1-20	G					
Score	Energy rating	Current	Potential																																
92+	A																																		
81-91	B																																		
69-80	C		69 C																																
55-68	D																																		
39-54	E	39 E																																	
21-38	F																																		
1-20	G																																		

Directions

Entering Lincoln on the A607 proceed down Cross O'Cliff Hill and the property can be found on your left hand side.

<https://what3words.com/ruffing.dunes.heaven>

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

BROWN & CO JHWalter
 Property and Business Consultants
 brown-co.com