



Fircroft, 396-398 Newark Road, Lincoln, LN6 8RX Guide Price £475,000 (£900 + VAT Buyers Fee)

Description

A unique opportunity to acquire a substantial detached residence of some 4,900 sq.ft. situated within easy reach of Lincoln's City centre. Formerly known as The 'Fircroft' hotel and operated successfully for many years by the current owners the property is now their family home and offers a variety of alternative uses subject to the necessary planning consents.

Directions

From Lincoln City Centre follow the A1434 towards North Hykeham and the property can be found on your left just after De Wint Avenue.

<https://what3words.com/scarf.paces.reunion>

Accommodation

Entrance Hallway

Two staircases rising to first floor landings, seating area, under stairs storage, radiators.

Reception One 4.10m x 3.80m

Double glazed bay window to front, gas fire, radiator.

Reception Two 4.13m x 3.81m

Double glazed window to rear, two radiators.

Shower Room

Low level WC, wash basin, shower cubicle.

Snug 4.42m max x 3.05m

Double glazed window to side, airing cupboard, radiator.

Pantry 2.07m x 1.22m (6'9 x 4'0)

Double glazed window to side and shelving.

Kitchen 4.75m x 3.03m

Double glazed window and door to side, one and a half stainless steel drainer sink, integrated fridge freezer, base and eye level storage units, preparation work surfaces, space for range cooker, tiled flooring, wash hand basin.

Utility 4.56m x 3.55m

Double glazed window to side, space for appliances, stainless steel drainer sink, wall mounted central heating boiler, radiator.

Reception Three 4.92m x 4.59m

Double glazed patio doors to side, radiator.

Bathroom 3.29m x 1.70m

Double glazed window to side, low level WC, pedestal wash basin, bath with wall mounted shower unit over.

Bedroom Eight 4.63m x 3.72m

Double glazed window to side and patio doors to rear, radiator.

Dining Kitchen 5.42m x 5.18m

Double glazed French doors and patio doors to rear, double glazed window to front, ceramic drainer sink, preparation work surfaces, base and eye level storage units, integrated five ring gas hob, double oven, space for washing machine and dishwasher, gas fire, beams to ceiling, tiled flooring.

Reception Four 8.61m x 3.61m

Three double glazed windows to side, wall mounted gas fire, two radiators.

Lobby 2.63m x 1.70m

Side entrance door, loft access.

WC

Double glazed window to side, low level WC, pedestal wash basin, radiator.

Conservatory 8.89m x 3.64m

Entrance door to front, tiled flooring, bar area.

Reception Five 8.08m x 3.05m

Two double glazed windows to side, beams to walls and ceiling, radiator.

WC

Low level WC, wash basin with below vanity storage.

Office 3.82m x 1.98m

Double glazed window to rear, sink, work tops, storage cupboard, radiator.

Larder 3.83m x 2.0m

Double glazed window to side, stainless steel drainer sink, work tops, storage cupboards, space for fridge freezer and cooker, radiator.

Bedroom Nine 3.80m x 2.41m

Double glazed bay window to front, built in bedroom furniture, radiator.

En Suite 1.99m x 1.55m

Low level WC, wash basin, shower cubicle.



First Floor

Bedroom One 5.68m max x 4.08m

Three double glazed windows to front, built in bedroom furniture, two radiators.

Bedroom Two 4.14m x 3.79m

Double glazed window to rear, radiator.

Bedroom Three 3.33m x 3.05m

Double glazed window to rear, radiator.

Bathroom 2.30m x 1.96m

Double glazed window to side, corner bath with shower over, low level WC, pedestal wash basin, radiator.

Bedroom Four 4.07m x 3.36m max

Two double glazed windows to front, radiator.

En-Suite

Low level WC, vanity wash basin.

Bedroom Five 4.13m x 3.83m

Double glazed windows to side and rear, fitted bedroom furniture and wash basin, radiator.

En-Suite

Low level WC, vanity wash basin, shower cubicle.

Bedroom Six 3.40m max x 3.10m

Double glazed window to rear, built in bedroom furniture, radiator.

En-Suite

Low level WC, vanity wash basin, shower cubicle.

Bedroom Seven 2.99m x 2.22m

Double glazed window to front, radiator.

Shower Room

Shower and tiled walls.

Outside

The property has gated access leading to a gravelled driveway. Gated side access leads to a generous enclosed rear garden which is mainly laid to lawn with a paved patio, decking, summer house, brick barbecue, and fenced perimeter.

Tenure & Possession

Freehold with vacant possession upon completion.

Council Tax

Band D

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

Solicitors

tbc

Agent

James Mulhall 01522 504360 cpa@brown-co.com

