



Moorwell House

Moor Street, Lincoln. LN1 1PW





Moorwell House, Moor Street, Lincoln

Unique Detached Home conveniently situated close to the bustling City Centre and Brayford with great shopping, restaurants and bars leisure activities, yet equally close to West Common for fresh air, walking and some peace and quiet. There are also a good selection of local shops and amenities.

Whilst the accommodation would benefit from a scheme of update/refurbishment, there are good sized rooms which comprise in brief; Reception Hall, Large Living Room, Kitchen/Breakfast Room, Utility Room and Ground Floor Cloakroom. On the First Floor there are Two Double Bedrooms and Large Bathroom. Outside there is a patio area and a Single Garage, perfect for this particular location.

ACCOMMODATION

Reception Hall approached via uPVC entrance door with six double glazed inserts; staircase up to first floor. Double opening, multi paned and glazed doors to:

Large Living Room having uPVC double glazed window to the front aspect; gas coal effect fire with marble style hearth and surround and mantel with mirror over, two ceiling roses, ornate coving, two radiators. uPVC double glazed patio doors to patio area.

Breakfast Kitchen with uPVC double glazed window to the side aspect; cream coloured wall and base units, roll top work surfaces with inset one and half bowl, single drainer sink unit inset. Tiled floor, tiled splash backs. Half uPVC/half double glazed door to rear and multi paned and glazed door to:

Utility Room having roll top work surface with inset single drainer, stainless steel sink under and cupboard beneath, tiled floor, splash backs and radiator. Door to:





Cloakroom with uPVC double glazed window to side aspect; low level WC, radiator and tiled floor.

First Floor

Landing with two double glazed windows to rear aspect; radiator and access to loft space.

Bedroom 1 having two double glazed windows to front aspect; double radiator.

Bedroom 2 with double glazed windows to front and side aspects.

Bathroom having double glazed window, panelled bath with mixer/shower tap attachment, pedestal wash hand basin and low level WC. Built in airing cupboard housing the gas boiler, radiator.

OUTSIDE

Access through double opening wrought iron gates to parking area in front of **Single Garage** with up and over door. A paved patio area which is open to the road and neighbours.

Lincoln City Council – Tax band: A (tbc)

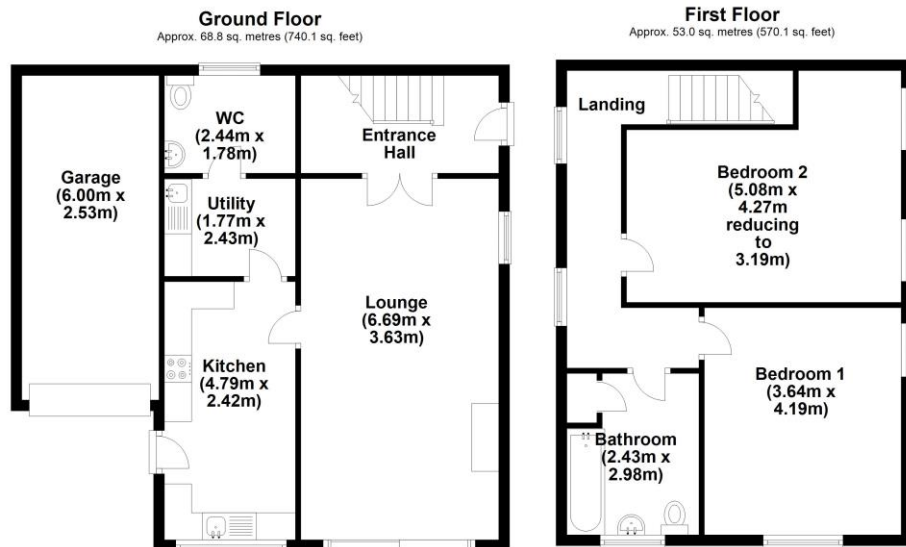
ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure revised 13.6.2024

ADDITIONAL NOTE: The property offers some potential for conversion into two lettable apartments – subject to necessary consents.





Total area: approx. 121.7 sq. metres (1310.2 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.



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