

21 Drury Lane

Lincoln, LN1 3BN

Book a Viewing!

Offers In Region Of £410,000

Positioned within the highly sought after Uphill area of Lincoln, and occupying a superb position within the historic Cathedral Quarter, this rare and beautifully presented cottage on Drury Lane offers a wonderful opportunity to acquire an immaculate and deceptively spacious home, with the added benefit of exceptional views towards Lincoln Castle and Cathedral. The thoughtfully arranged accommodation comprises a welcoming Reception Hallway, elegant Lounge, Dining Room, Study and a contemporary fitted Kitchen. To the First Floor, the Landing leads to three generous Double Bedrooms, with Bedroom One benefiting from an En-Suite Bathroom, together with a Family Shower Room. Externally, the property enjoys residents' permit parking to the front, whilst to the rear is a charming enclosed courtyard cottage garden, providing a delightful outdoor space and enjoying far-reaching views across the City Centre. Situated in one of Lincoln's most desirable and characterful locations, within easy reach of the Cathedral Quarter, Bailgate and the wealth of amenities, independent shops, restaurants and historic attractions the area has to offer, this exceptional property is ideally suited to those seeking a characterful city home in an enviable setting. Viewing is highly recommended to fully appreciate the position, character and immaculate condition of this delightful property, which is offered for sale with No Onward Chain.





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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

HALL
With staircase to the First Floor, wooden flooring and radiator.

LOUNGE
11' 10" x 10' 11" (3.61m x 3.33m) With double glazed window to the front aspect, decorative fireplace, storage shelving and radiator.

DINING ROOM
13' 10" x 11' 4" (4.22m x 3.45m) With French doors to the rear garden, spotlights and radiator.

STUDY
7' 3" x 8' 5" (2.21m x 2.59m) With double glazed window to the rear aspect, understairs storage cupboard and radiator.









KITCHEN
15' 8" x 5' 3" (4.78m x 1.6m) Fitted with a modern range of wall and base units with wooden work surfaces over, electric oven and gas hob with extractor fan over, Belfast sink with side drainer and mixer tap over, integral dishwasher and washing machine, space for fridge freezer, wall-mounted gas-fired central heating boiler, tiled splashbacks, wooden flooring, spotlights, double glazed window and door to the rear garden.

FIRST FLOOR LANDING
With double glazed window to the rear aspect with views across the city, loft access point and spotlights.

BEDROOM 1
14' 2" x 8' 11" (4.32m x 2.72m) With double glazed bay sash window to the rear aspect, spotlights and radiator.

EN- SUITE BATHROOM
13' 8" x 5' 8" (4.19m x 1.75m) Fitted with a three piece suite comprising of P-shaped bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, decorative fireplace, wood effect flooring, tiled splashbacks, radiator and double glazed window to the side aspect.

BEDROOM 2
12' 4" x 10' 9" (3.76m x 3.28m) With double glazed bay window to the front aspect with views of Lincoln Castle and Cathedral, spotlights and radiator.

BEDROOM 3
10' 9" x 9' 6" (3.28m x 2.92m) With double glazed bay window to the front aspect with views of Lincoln Castle and Cathedral, decorative fireplace, spotlights and radiator.

SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, tiled splashbacks and double glazed window to the rear aspect.

OUTSIDE
To the rear of the property there is an enclosed courtyard garden with a brick-built shed with light and power. The property further benefits from residents permit parking.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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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.

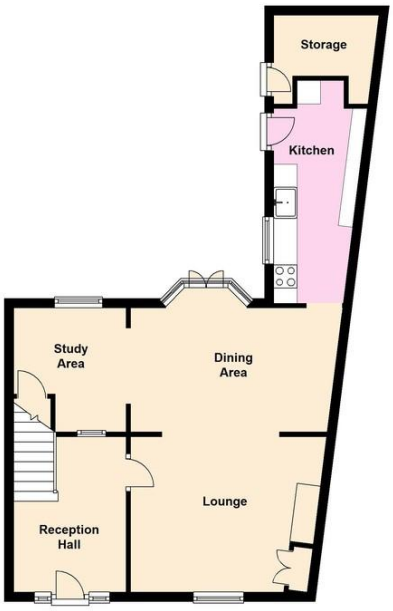
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Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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The Property Ombudsman