



2 Witham Mews  
Lincoln

**BROWN & CO**



## 2 Witham Mews, Lincoln, LN5 7PG

A well-presented two bedroom coach house situated within the popular Anchor Quay development, enjoying a convenient position close to Lincoln city centre.

This former show home is offered for sale with no onward chain, making it an ideal opportunity for a first-time buyer or investor.

Internally, the accommodation comprises an entrance hall with laundry room and useful storage, a family bathroom, and two bedrooms, with the primary bedroom benefiting from an en suite. The heart of the home is a spacious open-plan living kitchen diner, ideal for modern-day living.

Externally, the property further benefits from a single garage with allocated parking directly in front.

Anchor Quay is well positioned within walking distance of the University of Lincoln and the High Street, offering a wide range of shops, restaurants, and amenities.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, large storage cupboard, stairs rising to first floor, electric radiator.

#### Laundry Room

Double glazed window to front, wash basin, plumbing for washing machine, electric towel rail.

#### First Floor

##### Landing

Storage cupboard and airing cupboard.

#### Bedroom One

Double glazed window to front, electric radiator, opens into dressing area with two sets of built in wardrobes.

#### En Suite

Double glazed window to front, WC, pedestal wash basin, shower cubicle, heated towel rail.

#### Bedroom Two

Double glazed window to front, electric radiator, loft access.

#### Bathroom

WC, pedestal wash basin, bath with shower attachment, electric towel rail.

#### Open Plan Living Area

Two double glazed windows to both front and side aspect, double glazed French doors with Juliet balcony, two electric radiators, stainless steel drainer sink, worktop, matching base and eye level storage units, integrated oven and hob with extractor over, integrated fridge freezer, tiled splash backs.

#### Outside

The property has a garage with up and over door, power and lighting, it also benefits from a parking space in front of the garage.

#### Solar Panels:

20 panels rated at 435 watts and capable of an estimated 6272 KWH/Year.

This system can export unused generated electricity to the national grid with a payback to the account holder.

#### Electric Storage Heaters:

7 Dimplex Quantum RF HHR Storage Heaters

Advanced high retention electric storage heaters with a clean look

and reliable performance.

Quantum RF provides low cost, low carbon, electrical heating and temperature control.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band C

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co 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.

#### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

#### AGENT

James Drabble  
01522 504304  
lincolnresidential@brown-co.com

Energy performance certificate (EPC)		
2 Witham Mews LINCOLN LN6 7PG	Energy rating <b>B</b>	Valid until: 6 July 2026
		Certificate number: 0380 2830 2560 2016 5861
Property type	Top-floor maisonette	
Total floor area	115 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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.

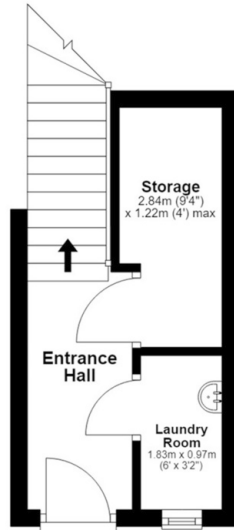
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	68 B	68 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



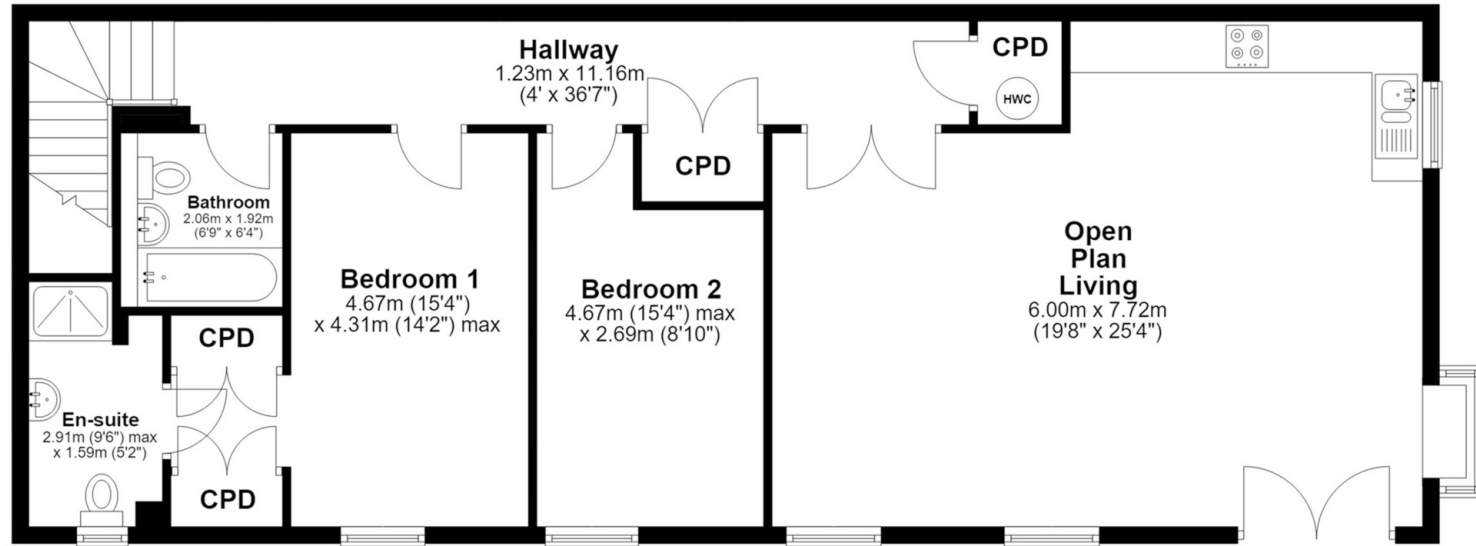
## Ground Floor

Approx. 9.5 sq. metres (102.1 sq. feet)



## First Floor

Approx. 99.5 sq. metres (1071.0 sq. feet)



Total area: approx. 109.0 sq. metres (1173.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

## 2 Witham Mews, Lincoln

### 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 other 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. Particulars Dated

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