



28 Mill Road
Lincoln, LN1 3JJ



Book a Viewing!

£200,000

A delightful Grade II Listed Two Bedroom Cottage, perfectly positioned within easy walking distance of Lincoln's highly sought after Uphill and Bailgate Quarter. Beautifully presented throughout, this charming home effortlessly combines period character with well maintained accommodation, retaining an abundance of original features that enhance its unique appeal. The accommodation comprises a welcoming lounge, separate dining room, fitted kitchen, rear lobby and a modern shower room. To the first floor there are two generously proportioned double bedrooms. Enjoying picturesque views of the historic Lincoln's Windmill to the front and the iconic Lincoln Cathedral to the rear, the property occupies an enviable setting in one of the city's most desirable locations. Outside, there are attractive low maintenance gardens to both the front and rear, together with the added benefit of residents' permit parking. Offered for sale with No Onward Chain, this is an opportunity to acquire a characterful home in the heart of historic Lincoln, and early viewing is highly recommended.





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 Lincoln Bishop University.

ACCOMMODATION

LOUNGE

12' 10" x 10' 6" (3.92m x 3.21 m) With sash window to the front aspect, gas fire, radiator, side cupboards and shelving.

DINING ROOM

11' 2" x 10' 6" (3.41m x 3.22m) With decorative fireplace, staircase to the first floor and radiator.

KITCHEN

9' 9" x 4' 7" (2.98m x 1.40m) Fitted with a range of wall and base units with work surfaces over, twin stainless steel sinks with mixer tap over, spaces for fridge freezer, cooker and washing machine, wall mounted gas fired central heating boiler, window to the rear aspect and radiator.



REAR

LOBBY With laminate flooring and door to the garden.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wall hung wash hand basin and close coupled WC, tiled splashbacks and flooring, chrome towel radiator, spotlights and window to the side aspect.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

13' 9" x 9' 10" (4.20m x 3.02m) With two sash windows to the front aspect, decorative fireplace, over stairs storage cupboard, exposed floorboards and radiator.



BEDROOM 2

11' 3" x 10' 5" (3.43m x 3.20m) With sash window with Cathedral views to the rear aspect, decorative fireplace, fitted double wardrobe, exposed floorboards and radiator.

OUTSIDE

To the front of the property there is a low maintenance garden behind low level wall. To the rear of the property there is a low maintenance garden with patio seating areas and areas of gravel. 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 — A.

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](#)



WEBSITE

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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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are given as a general guide and should be thoroughly checked.

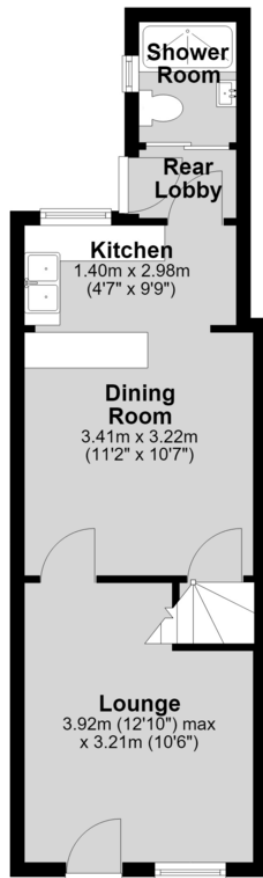
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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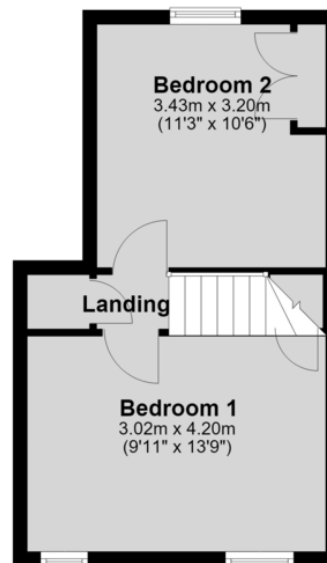
Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 59.9 sq. metres (644.4 sq. feet)

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.