



## 6 Ashlin Grove Lincoln, LN1 1LE

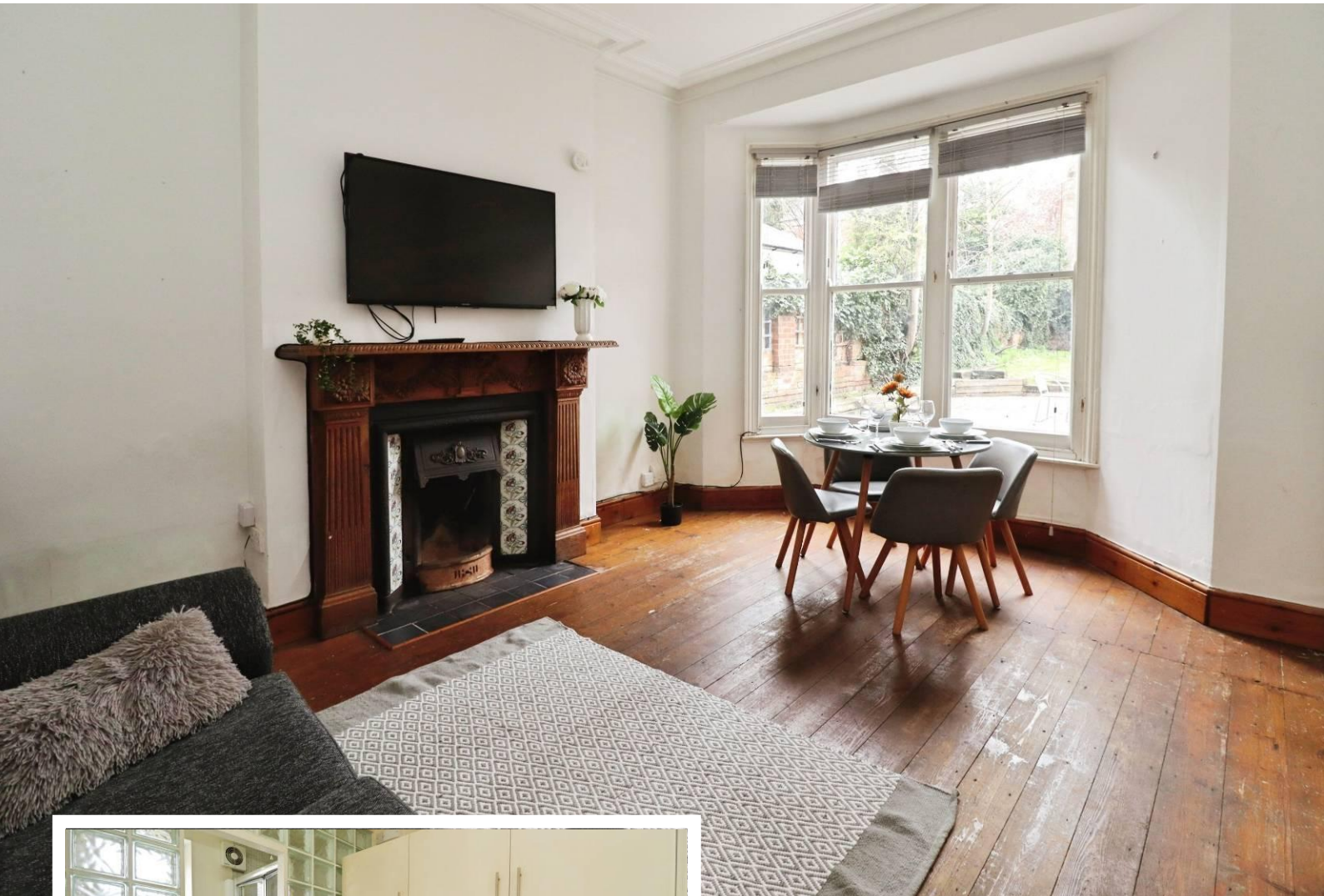


Book a Viewing!

**£360,000**

A substantial and characterful five bedroom Victorian end terraced house, offering generous and versatile living accommodation arranged over three storeys and showcasing a wealth of original period features throughout. The accommodation briefly comprises an Entrance Porch and welcoming Hallway, an elegant Lounge, formal Dining Room, Rear Lobby, well-appointed Kitchen, Pantry, Utility Room and a ground floor Shower Room. To the first floor are three well-proportioned Bedrooms and a family Bathroom, while the second floor provides two further Bedrooms and a useful Store Room or Walk-in Wardrobe, ideal for modern family living. Externally, the property enjoys a gated and paved front garden and a private enclosed rear garden, providing an attractive and low-maintenance outdoor space. Occupying a sought after position on a desirable tree lined street within Lincoln's ever popular West End, this fine family home offers the perfect blend of period charm and contemporary comfort. Early viewing is highly recommended to fully appreciate the space and character on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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.



**PORCH**

With window to the side aspect, double opening entrance doors and tiled flooring.

**ENTRANCE HALL**

With staircase to the first floor, tiled flooring and radiator.

**LOUNGE**

12' 11" x 12' 11" (3.95m x 3.94m) With double glazed bay window to the front aspect, log burner set within a feature fire surround, original ceiling rose, decorative cornicing, picture rail and radiator.

**DINING ROOM**

13' 4" x 13' 0" (4.08m x 3.97m) With double glazed bay window to the rear aspect, open fire set within a feature fireplace, original ceiling rose, decorative cornicing, exposed floorboards and radiator.

**REAR LOBBY**

With door to the rear garden, large walk-in storage cupboard, tiled flooring and radiator.

**KITCHEN**

11' 10" x 10' 5" (3.62m x 3.19m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob, spaces for dishwasher and fridge freezer, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

**LOBBY**

With tiled flooring.



**PANTRY**

With storage shelving tiled flooring and double glazed window to the side aspect.

**UTILITY ROOM**

Fitted with wall and base units with work surfaces over stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, tiled flooring, splashbacks and radiator.



**SHOWER ROOM**

Fitted with a three-piece suite comprising of shower cubicle, wall hung wash hand basin and close coupled WC, tiled flooring, splashbacks and double glazed window to the side aspect.



**FIRST FLOOR LANDING**

With staircase to the second floor and radiator.

**BEDROOM 1**

12' 11" x 10' 9" (3.96m x 3.29m) With sash window to the front aspect, double storage cupboard and radiator.

**BEDROOM 2**

13' 0" x 11' 3" (3.97 m x 3.43m) With sash window to the rear aspect, cast iron fireplace and radiator

**BEDROOM 3**

12' 10 (max)" x 10' 4 (max)" (3.91m x 3.15m) With sash windows to the front and side aspects and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, airing cupboard, radiator and stained glass sash window to the side.

### SECOND FLOOR LANDING

With sash window to the rear.

### BEDROOM 4

13' 5" x 13' 0" (4.10m x 3.97m) With sash window to the rear aspect and radiator.

### BEDROOM 5

13' 0" x 10' 9" (3.97m x 3.29m) With sash window to the front aspect and radiator.

### STORE ROOM

7' 10" x 6' 9" (2.41m x 2.08m) With storage shelving.

### OUTSIDE

To the front of the property there is a gated front garden, paved for ease of maintenance. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs and brick store.



#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

#### NOTE

1. None of these 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.

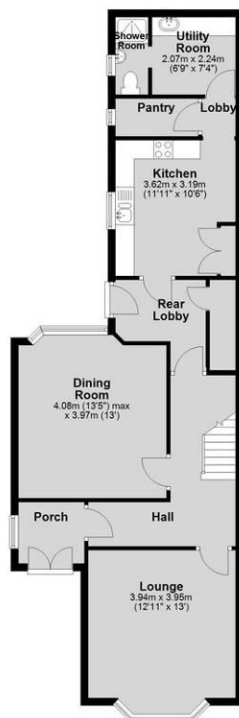
#### GENERAL

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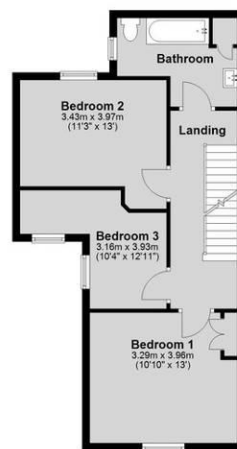
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

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**Ground Floor**  
Approx. 70.9 sq. metres (628.1 sq. feet)



**First Floor**  
Approx. 50.4 sq. metres (542.9 sq. feet)



**Second Floor**  
Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 172.5 sq. metres (1856.6 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 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.



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