



7 The Grove
Lincoln

BROWN & CO



7 The Grove, Lincoln

A substantial detached dwelling set in 0.25 of an acre in one of the most prestigious streets of the Cathedral Quarter. The expansive accommodation extends to around 5,000 sq ft and has been used as a family home for many years. It could equally suit conversion to luxury apartments subject to gaining the relevant planning consent which has been granted previously.

Spread over three floors the flexible accommodation comprises an entrance hall, three reception rooms, breakfast kitchen, integral garage and workshop to the ground floor along with a basement. The first floor offers five bedrooms and two bathrooms with three further bedrooms and a bathroom on the second floor.

Outside the property sits in a generous plot which is mainly laid to lawn with mature trees and planting. Please note not all the grounds to the rear elevation are owned by this property and are owned by the adjoining property Foley House which has installed a new driveway, but also retains a right of way over the existing driveway to the front elevation. Please see the enclosed title plan.



Amenities

The property is situated in the heart of the desirable Cathedral Quarter which boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) can be found within walking distance, along with the Lincoln University, Bishop Grosseteste University and County Hospital. The City of Lincoln is also a few minutes' walk down the hill and is a thriving City Centre that is developing more each year.

Tenure & Possession

The property is freehold and is for sale by private treaty.

Council Tax

Band G

Services

We understand the property offers mains water, electric and mains sewer connections.

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.

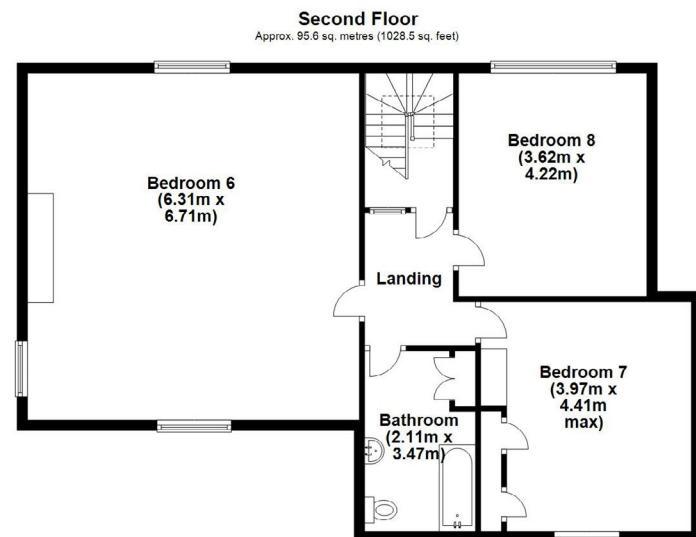
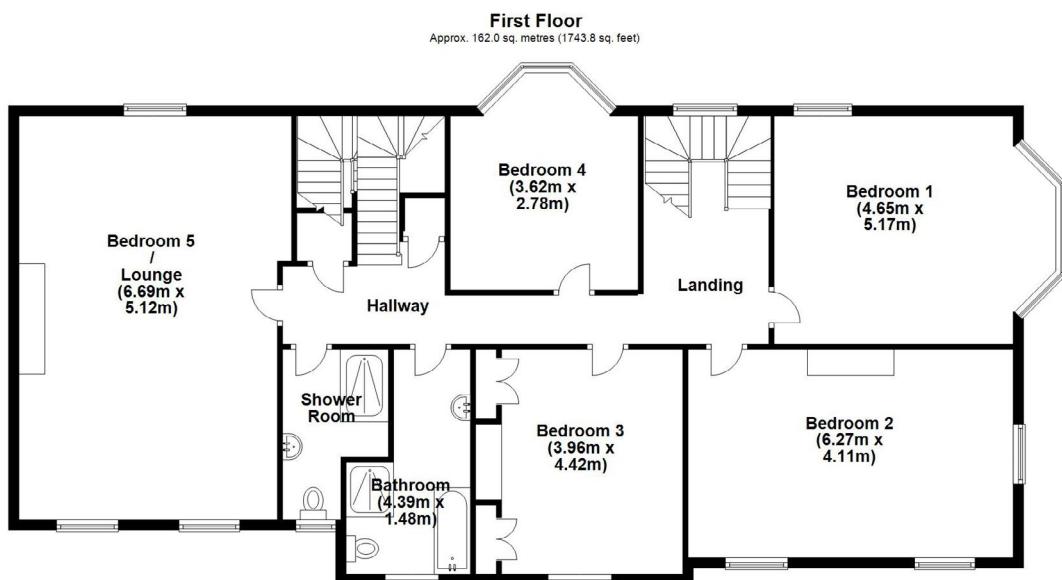
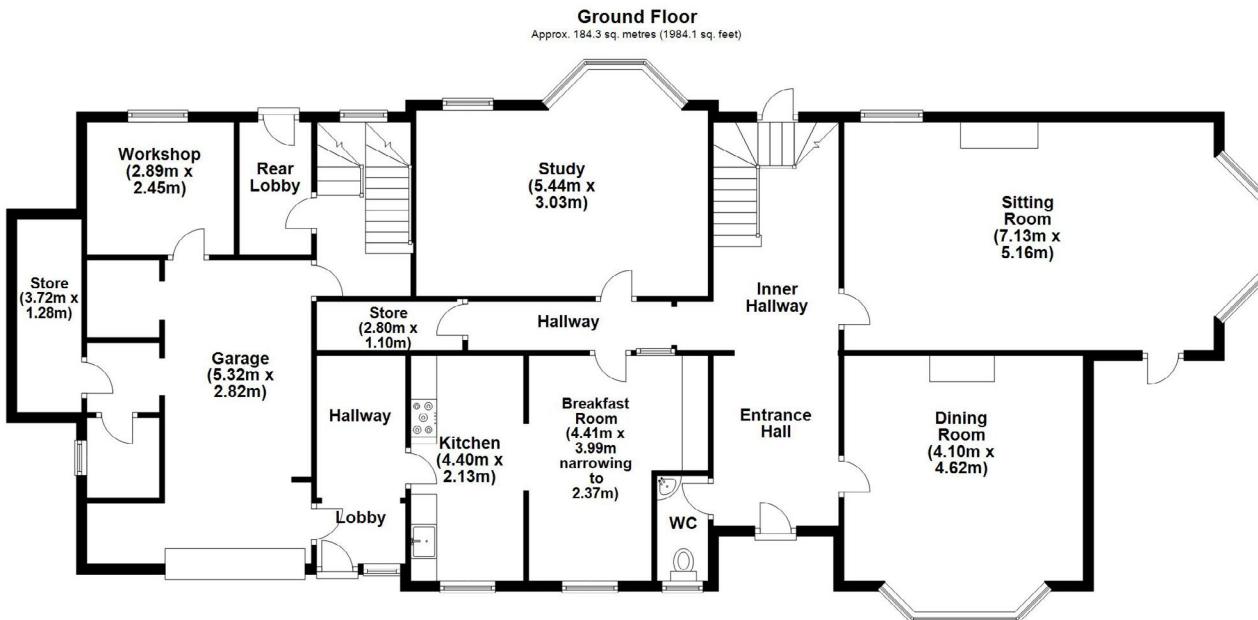
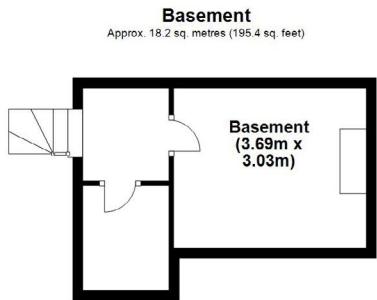
Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 1000mbps and max upload speed of 100 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Agents

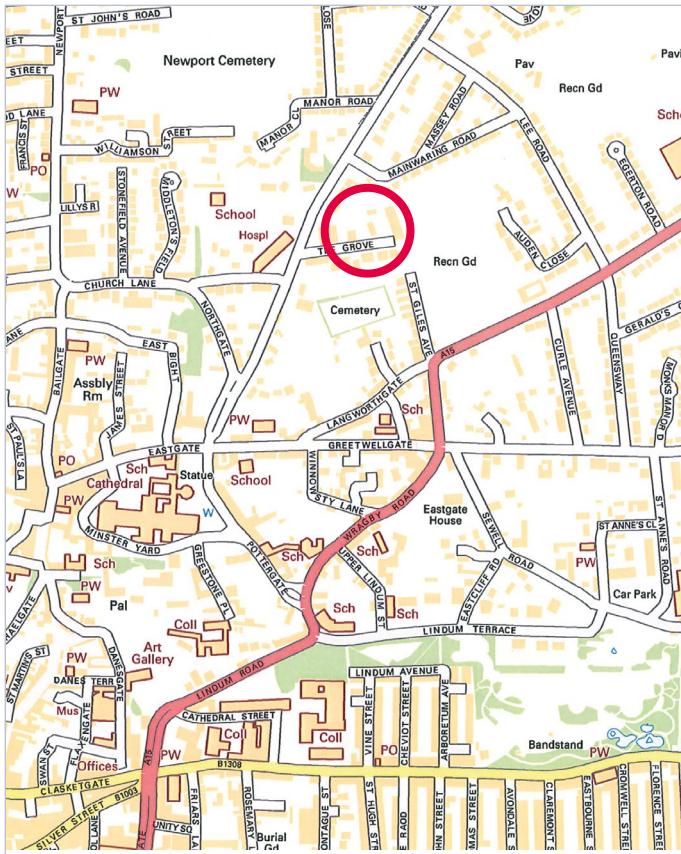
James Drabble or James Mulhall
01522 504304
lincolnresidential@brown-co.com





Total area: approx. 460.0 sq. metres (4951.8 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.





| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|---------------------------------------|---|-------|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|------|------|-------|---|--|--|-------|---|--|--|------|---|--|--|
| 7 The Grove LINCOLN LN2 1RG | Energy rating D | Valid until: 20 March 2035 | Certificate number: 0310-2427-5470-2095-1815 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type Detached house | | Total floor area 386 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). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is D. It has the potential to be C. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>56 D</td> <td>74 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | | 55-68 | D | 56 D | 74 C | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1-20 | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| For properties in England and Wales: the average energy rating is D the average energy score is 60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Directions - LN2 1RG

Follow Nettleham Road towards the Cathedral until you reach a left hand turn onto The Grove where the property can be found on the left.

<https://what3words.com/wishes.grants.runner>

IMPORTANT NOTICES

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