



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](mailto:lincolnresidential@brown-co.com)

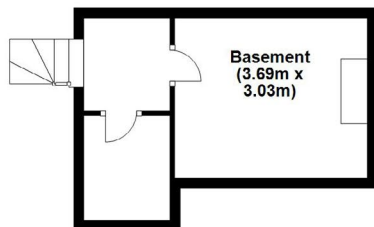






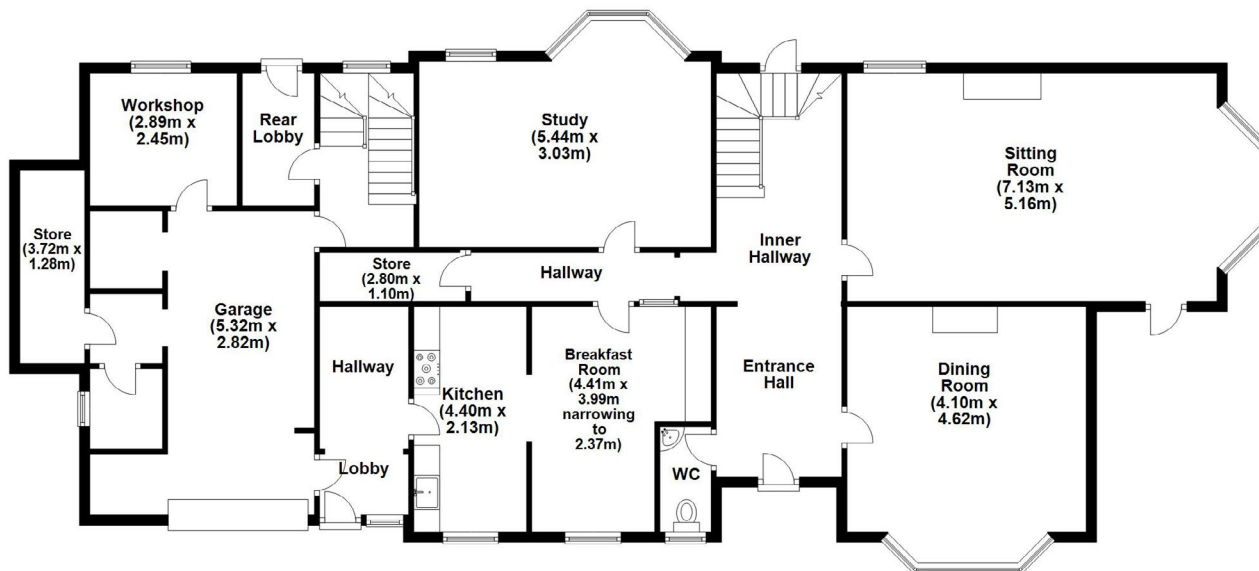
### Basement

Approx. 18.2 sq. metres (195.4 sq. feet)



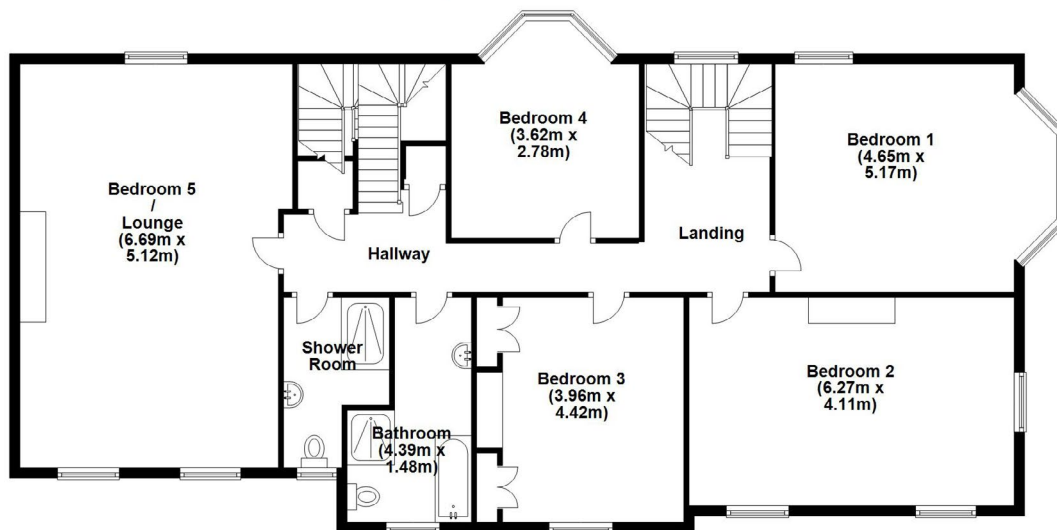
### Ground Floor

Approx. 184.3 sq. metres (1984.1 sq. feet)



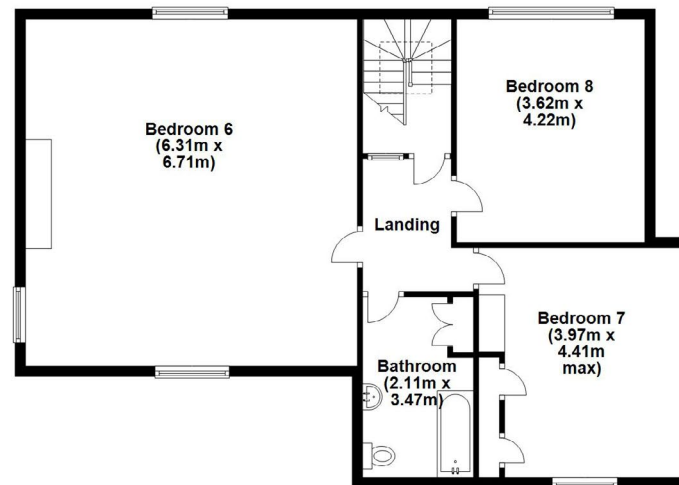
### First Floor

Approx. 162.0 sq. metres (1743.8 sq. feet)



### Second Floor

Approx. 95.6 sq. metres (1028.5 sq. feet)



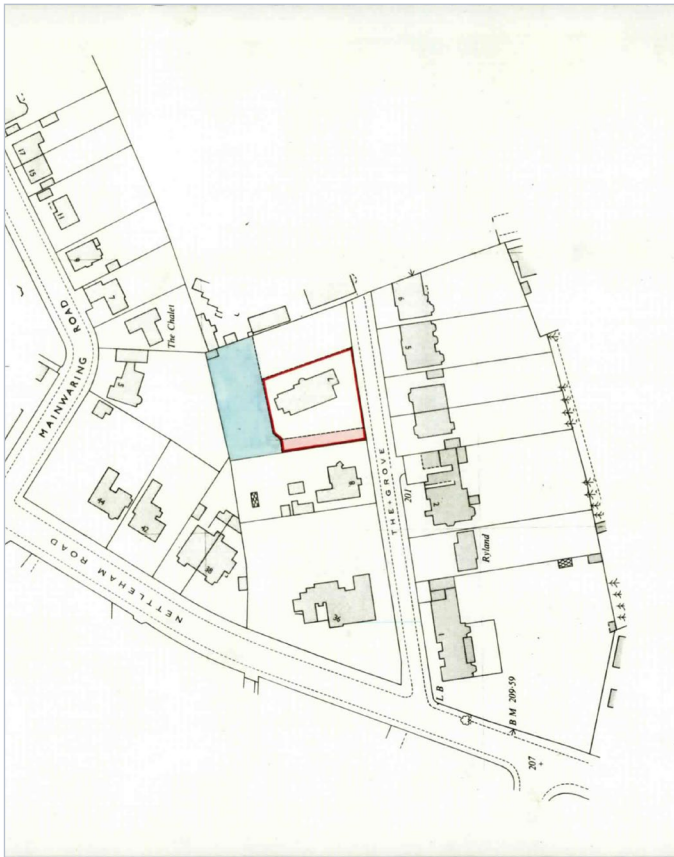
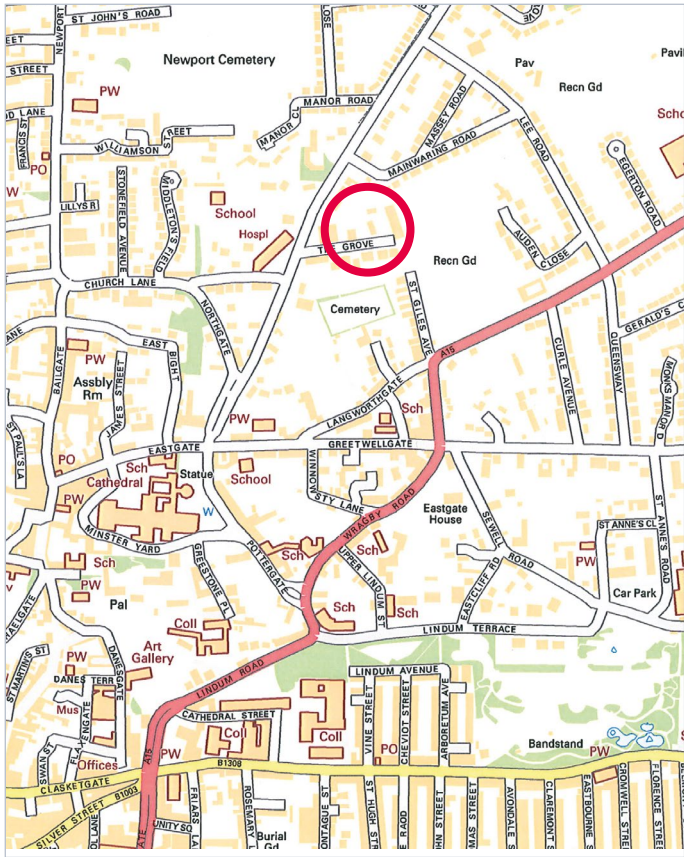
Total area: approx. 460.0 sq. metres (4951.8 sq. feet)

The marketing plan's shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.









**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

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 others 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.

### Energy performance certificate (EPC)

7 The Grove LINCOLN LN2 1RG	Energy rating <b>D</b>	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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	56 D	74 C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

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