



King&Co.

23 WAINWELL MEWS, LINCOLN, LN2 4BF
£370,000





INFORMATION

Construction - cavity wall

Heating - gas central

Off street parking with permit parking available on Langworthgate

Council tax band D

EPC rating C

Mobile - Mobile coverage available

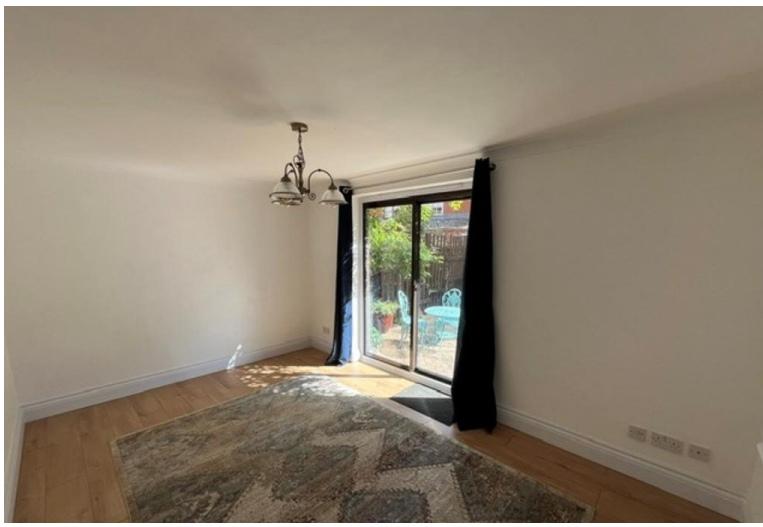
Broadband - <https://checker.ofcom.org.uk/>

We have been informed there is a £X monthly charge for the upkeep of the private road. Interested parties are advised to have this informed verified via their legal representative



DESCRIPTION

A wonderful opportunity to acquire a modern, three storey end town house situated in uphill Lincoln, being within short walking distance, for most, from the historic Bailgate area with its wide range of boutique shops and restaurants.



Wainwell Mews has the added benefit of off street parking, two reception rooms, three bedrooms, kitchen, bathroom and en suite shower room and low maintenance enclosed rear courtyard garden.

A real highlight for 23 Wainwell Mews is the wonderful view of Lincoln Cathedral from all front facing windows-especially impressive when illuminated at night from the first floor sitting room.

The property spans approximately 117sqm (subject to survey) and offers the following accommodation

ENTRANCE HALL

WC

KITCHEN

10' 7" x 11' 6" (3.23m x 3.53m)

DINING ROOM

14' 8" x 9' 8" (4.49m x 2.96m)

FIRST FLOOR LANDING

SITTING ROOM

14' 7" x 11' 6" (4.46m x 3.53m reducing to 3.11m)

BATHROOM

BEDROOM 3

14' 7" x 9' 7" (4.45m x 2.94m max)

SECOND FLOOR LANDING

BEDROOM 1

14' 7" x 11' 5" (4.45m x 3.50m reducing to 3.05m)

BEDROOM 2

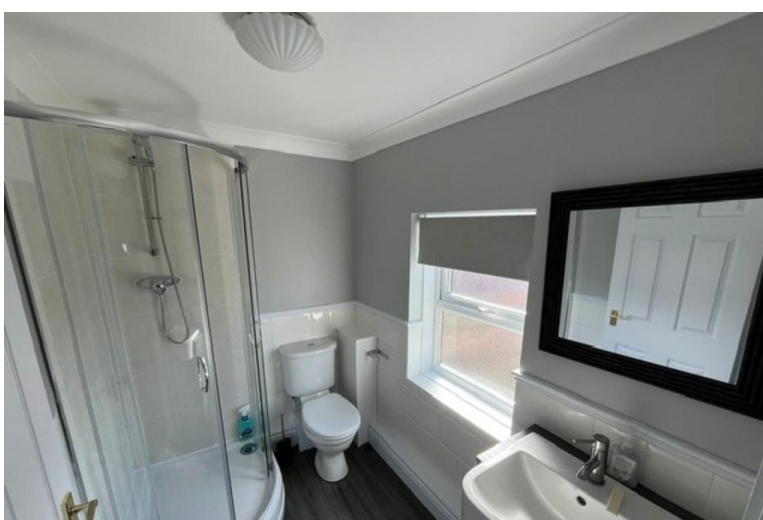
14' 7" x 9' 6" (4.45m x 2.90m)

OUTSIDE

Outside is a private parking space to the front elevation of the property and a courtyard rear garden, with gated access.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255





TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

