



**9 Mainwaring Road,  
Lincoln, LN2 4BL**



**Book a Viewing!**

**£725,000**

A rare opportunity to acquire a traditional Four Bedroom Detached Family Home, occupying a generous plot of approximately 0.15 acres (subject to survey) on one of Uphill Lincoln's most prestigious streets. Offering spacious and versatile accommodation throughout, the property comprises a porch, welcoming entrance hall, generous lounge, separate dining room, modern fitted kitchen, breakfast room, utility room, side porch and cloakroom/WC. To the first floor there are four well appointed bedrooms, a family bathroom and separate WC. Externally, the property benefits from a driveway providing ample off-street parking, a detached single garage, and beautifully established, private rear gardens that are a true gardener's delight. Viewing is highly recommended to fully appreciate the location, plot and potential this exceptional family home has to offer.



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#### **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**

##### **PORCH**

With tiled flooring, handmade stained glass front door and lighting to the top/sides.

##### **HALL**

With staircase to the first floor, under stairs storage cupboard, original tiled flooring, oak wall panneling and radiator.



#### LOUNGE

13' 11" x 12' 5" (4.26m x 3.81m) With double glazed bay window to the rear aspect, double glazed window to the side aspect, log burner in a decorative fireplace, solid oak flooring, original mahogany doors and radiator.

#### DINING ROOM

12' 4" x 11' 11" (3.78m x 3.65m) With open fire within a feature fireplace, double glazed bay window to the front aspect, solid oak flooring, original mahogany doors, double glazed window to the side aspect and radiator.

#### KITCHEN

15' 5" x 9' 10" (max)" (4.70m x 3m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated slimline dishwasher, spaces for cooker and fridge freezer, tiled flooring and splashbacks, radiator and two double glazed windows to the side aspect.



#### BREAKFAST ROOM

12' 5" x 9' 11" (3.79m x 3.04m) With double glazed window to the front aspect, storage cupboard, solid oak flooring and radiator.

#### UTILITY/PANTRY

With space for washing machine, wall mounted gas fired central heating boiler, storage shelving and tiled flooring.



#### SIDE PORCH

With double glazed windows to the front, side and rear and door to the rear garden.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin and part tiled walls.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect, loft access point and radiator.



#### BEDROOM 1

14' 0" x 12' 6" (4.28m x 3.83m) With double glazed windows with Cathedral views to the rear and side aspects, feature fireplace, wash hand basin and radiator.

#### BEDROOM 2

12' 5" x 11' 11" (3.80m x 3.65m) With double glazed windows to the front and side aspects, feature fireplace, wash hand basin, fitted wardrobe and radiator.



#### BEDROOM 3

12' 5" x 10' 0" (3.79m x 3.05m) With double glazed window to the front aspect, feature fireplace and radiator.

#### BEDROOM 4

8' 0" x 7' 11" (2.46m x 2.42m) With double glazed window to the side aspect and radiator.

#### BATHROOM

With bath tub with shower over and glass shower screen, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.



#### SEPARATE WC

With close coupled WC, part tiled walls and double glazed window to the side aspect.

#### OUTSIDE

The property sits on a generous plot. To the front there is an established garden set behind low level wall and a driveway providing off-street for multiple vehicles and access to the single garage. To the rear of the property are beautifully landscape gardens with gravelled areas, mature and established shrubs, flower beds, vegetable plots, raised pond and garden shed.

#### GARAGE

14' 7" x 9' 11" (4.46m x 3.03m) With twin opening doors to the front, personnel door and window to the side.



#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

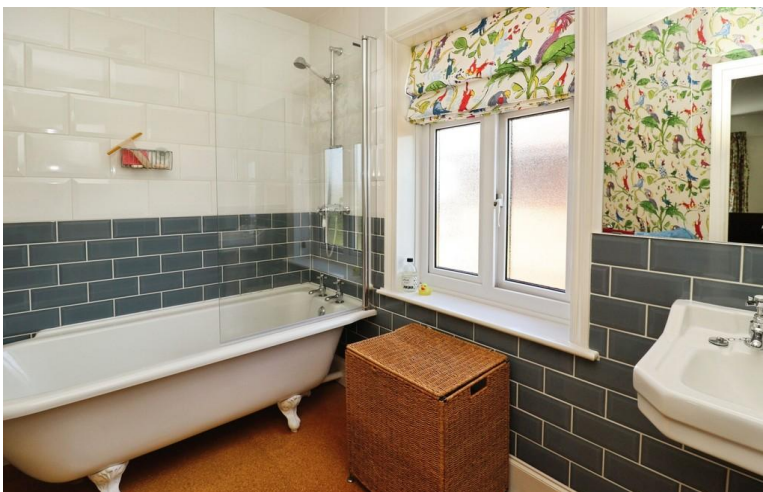
**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

**VIEWINGS** - By prior appointment through Mundy's.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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

<https://www.mundys.net/referrals/>

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

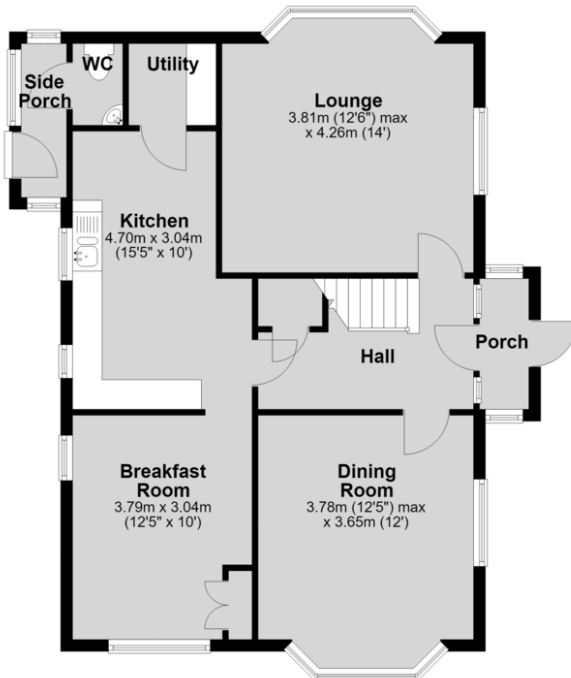
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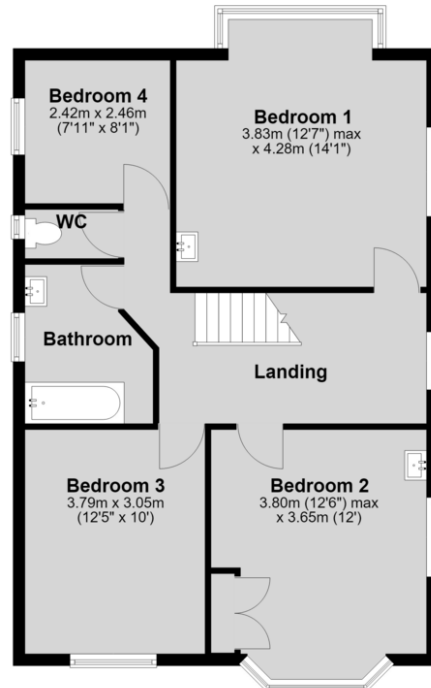
**Ground Floor**

Approx. 73.3 sq. metres (789.2 sq. feet)



**First Floor**

Approx. 69.6 sq. metres (748.8 sq. feet)



Total area: approx. 142.9 sq. metres (1538.0 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 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.

