



6 St. Johns Road,  
Lincoln, LN1 3DR



Book a Viewing!

### Offers in the region of £700,000

Situated within a peaceful cul-de-sac just moments from Lincoln's prestigious Bailgate area, this exceptional family home has been thoughtfully improved and impeccably maintained by the current owners to create a truly versatile and beautifully presented residence. Offering spacious and flexible accommodation throughout, the property comprises a welcoming Entrance Hall, Cloakroom, elegant Lounge with a feature log burner, formal Dining Room, stylish refitted Kitchen and a superb Family Room opening onto the rear garden. Additional accommodation includes a Side Hall, Study, Shower Room and further Reception Room, with the layout lending itself perfectly to the creation of self-contained annex accommodation, making it ideal for multi-generational living. To the first floor there is a spacious Landing which gives access to four generous double Bedrooms and a contemporary Family Bathroom. Externally, the property benefits from a driveway providing ample off street parking and access to the integral single garage. The attractive front garden is beautifully stocked with colourful flowers and established shrubs, while the private enclosed rear garden is a particular highlight, featuring manicured lawns, mature planting, well stocked borders and a wonderful sense of tranquillity. Rarely do homes of this calibre, offering such flexibility and occupying such a sought after location, come to the market, making an early viewing highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE - Freehold.**

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

**LOCATION**

The historic Cathedral City of Lincoln offers an excellent range of amenities, including High Street shops, department stores, banking facilities, a multiplex cinema, marina and art gallery. The renowned Steep Hill connects the city centre to the sought after Uphill area and the Bailgate, home to an array of independent boutiques, charming bistros, the iconic Lincoln Castle, the magnificent Lincoln Cathedral and University of Lincoln's historic counterpart, Bishop Grosseteste University. St. Johns Road enjoys a particularly enviable position just moments from the Bailgate, offering a peaceful residential setting whilst remaining within easy walking distance of Lincoln's most desirable and prestigious attractions.



## ACCOMMODATION

### ENTRANCE HALL

With staircase to the first floor and radiator.

### LOUNGE

22' 6" x 14' 9" (6.88m x 4.51m) With a feature log burner set within a brick fireplace, triple glazed French doors leading to the decked seating area and rear garden, triple glazed window to the rear aspect and radiator.

### DINING ROOM

11' 5" x 10' 9" (3.50m x 3.30m) With triple glazed window to the front aspect and radiator.



### KITCHEN

11' 5" x 10' 11" (3.50m x 3.33m) Refitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for range cooker, fridge and dishwasher, tiled splashbacks, spotlights, radiator and triple glazed window to the front aspect.

### CLOAKROOM

A useful storage space with triple glazed window to the rear aspect.

### FAMILY ROOM

20' 10" x 11' 8" (6.36m x 3.56m) A spacious and versatile space, with triple glazed window to the rear aspect, door to the garden, laminate flooring and radiator.



### SIDE HALL

With under stairs storage cupboard, laminate flooring and personnel door to the garage.

### STUDY

10' 0" x 8' 11" (3.05m x 2.74m) With triple glazed window to the front aspect, laminate flooring and radiator.

### UTILITY ROOM

With stainless steel sink with side drainer and mixer tap over, space for washing machine, wall mounted gas fired central heating boiler, radiator and triple glazed window to the side aspect.



### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, chrome towel radiator and triple glazed window to the side aspect.

### FIRST FLOOR LANDING

### BEDROOM 1

15' 8" x 10' 7" (4.78m x 3.25m) With a range of fitted wardrobes, triple glazed window to the front aspect and radiator.



#### BEDROOM 2

11' 8" x 10' 5" (3.58m x 3.18m) With triple glazed window to the rear aspect and radiator.

#### BEDROOM 3

11' 8" x 9' 4" (3.57m x 2.85m) With triple glazed window to the rear aspect and radiator.

#### BEDROOM 4

13' 0" x 9' 5" (3.97m x 2.88m) With triple glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled walls, towel radiator and triple glazed window to the side aspect.



#### OUTSIDE

Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-street parking for multiple vehicles and access to the integral single garage. The garage benefits from an up and over door, personnel door to the hallway, together with light and power. The attractive front garden is beautifully established with a variety of shrubs and vibrant seasonal planting. To the rear, a delightful enclosed garden provides a peaceful outdoor retreat, featuring a generous lawn, mature shrubs, well stocked flowerbeds, a charming pond and a patio seating area ideal for entertaining. A raised decked seating area, accessed either from the lounge or via steps from the garden, offers a wonderful vantage point from which to enjoy the attractive surroundings and views across the beautifully maintained gardens.



#### 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

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Ross, Bridge McFarland, Dale & Co and Gibson 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 and J Walter 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.

#### 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 roughly 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.

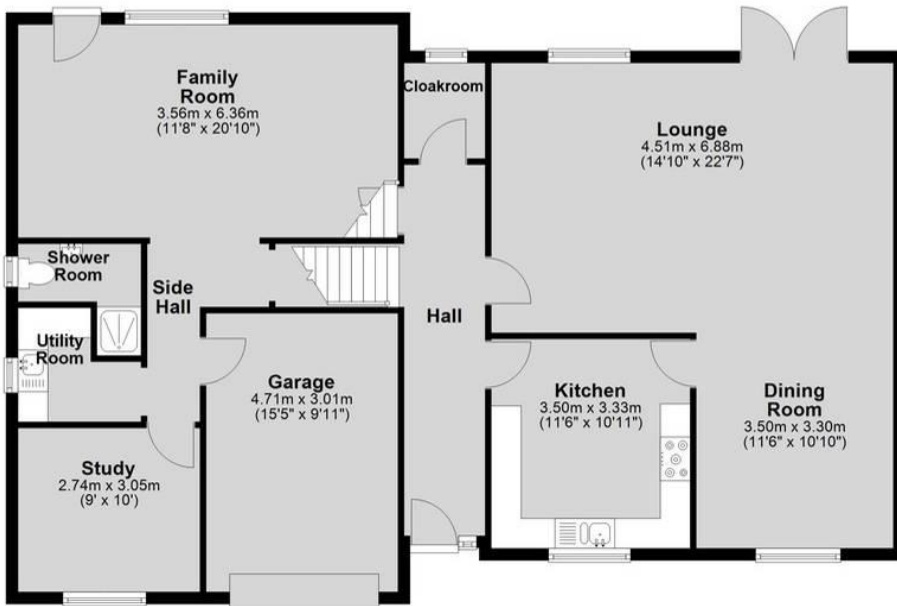
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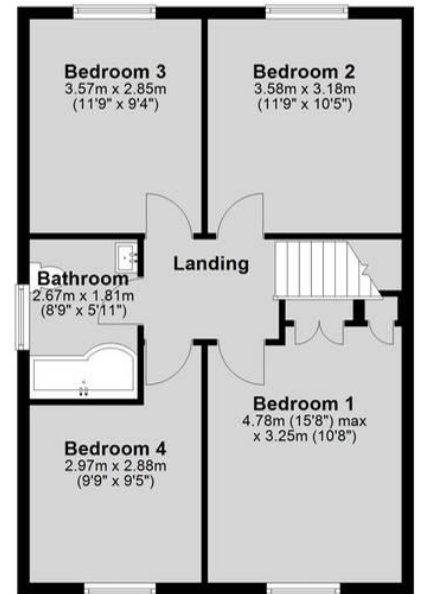
### Ground Floor

Approx. 127.7 sq. metres (1374.7 sq. feet)



### First Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



Total area: approx. 186.0 sq. metres (2002.2 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 are 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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