

12 Wain Well Mews,

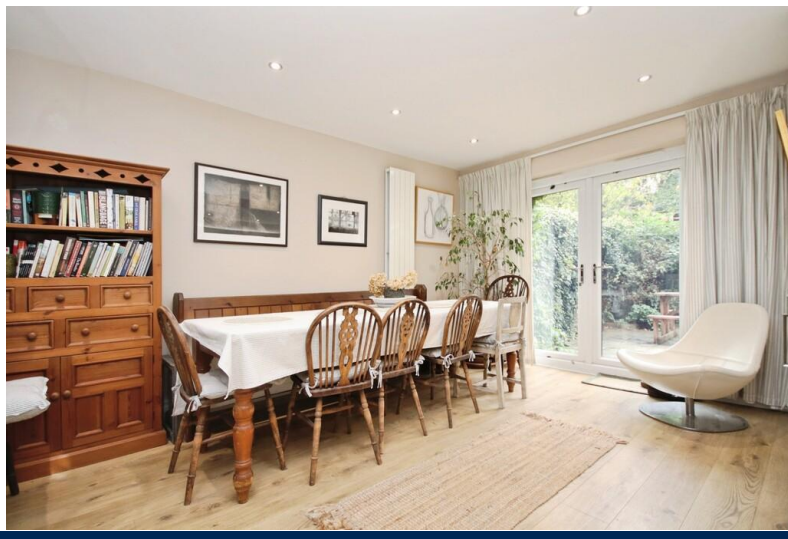
Lincoln, LN2 4BF

Book a Viewing!

£450,000

Immaculate four-bedroom, three-storey executive townhouse within a sought-after uphill Lincoln development. Offering spacious and versatile accommodation throughout, the property benefits from two en-suite bedrooms, a superb kitchen/diner, integral garage and a deceptively spacious rear garden.





12 Wain Well Mews, Lincoln, LN2 4BF







LOCATION

Wain Well Mews occupies an enviable position within Lincoln, just a short walk from the city's historic Bailgate and Cathedral Quarter. Lincoln Cathedral, Lincoln Castle and the many independent shops, cafés, restaurants and bars that make this part of the city so popular are all within easy reach on foot. The property enjoys a private position within an executive development whilst remaining conveniently placed for the wider amenities Lincoln has to offer, including shopping facilities, leisure amenities, transport links and the vibrant city centre. The combination of a modern development and a highly sought-after historic location makes this an excellent position for a wide range of buyers.









ACCOMMODATION

ENTRANCE HALL
A spacious and welcoming entrance hall with radiator and staircase rising to the first-floor accommodation. The hallway provides access to the ground floor WC, integral garage and the open-plan kitchen/dining space.

WC
Fitted with a WC and wash hand basin, tiled splashbacks, radiator, spotlights and extractor.

LIVING KITCHEN DINER
18' 10" x 14' 9" (5.74m x 4.5m) A fantastic open-plan living and entertaining space fitted with a modern range of wall-mounted cupboard and base units with complementary worktops and integrated appliances include a dishwasher, induction hob with extractor over, eye-level double oven and microwave. There is also a stainless steel sink, breakfast bar and ample space for a family dining table, spotlights, two upright radiators and UPVC French doors opening directly onto the rear patio.

GARAGE
16' 5" x 12' 5 max" (5m x 3.78m) The integral garage benefits from an electric up-and-over door, internal access from the entrance hall and useful utility provision with plumbing and spaces for both a washing machine and tumble dryer. There is also additional worktop and storage space.

FIRST FLOOR LANDING
With laminate flooring, radiator and UPVC window to the front aspect fitted with shutters. The landing provides access to the lounge, bathroom and fourth bedroom, with stairs rising to the second floor.

LOUNGE
18' 10" x 11' 10" (5.74m x 3.61m) A spacious first floor reception room enjoying an attractive outlook over the rear garden. The room benefits from laminate flooring, two radiators, double French doors opening onto a Juliet balcony and additional UPVC windows providing excellent natural light.

BEDROOM 2
10' 4" x 10' 4" (3.15m x 3.15m) A well-proportioned double bedroom benefiting from dual aspect UPVC windows and feature shutters.

BATHROOM
A three-piece suite comprising bath with mains shower over, WC and wash hand basin, tiled flooring, tiled splashbacks, spotlights, extractor and heated towel radiator.









SECOND FLOOR LANDING
With laminate flooring continuing throughout and access to the loft void. The landing provides access to the principal bedroom suite, bedroom two and bedroom three.

BEDROOM 1
14' 3" x 13' (4.34m x 3.96m) A generous double bedroom with two UPVC windows to the front aspect, laminate flooring and radiator.

EN-SUITE
Three-piece suite comprising shower cubicle with mains shower, WC and wash hand basin, tiled flooring, tiled splashbacks, spotlights, extractor, heated towel radiator and roof window.

BEDROOM 3
14' 11" x 10' 9 max" (4.55m x 3.28m) A second double bedroom with UPVC window to the front aspect, radiator and the added benefit of its own en-suite shower room.

EN-SUITE 2
Comprising shower cubicle, WC and wash hand basin, tiled flooring, tiled splashbacks and chrome heated towel radiator.

BEDROOM 4
11' 2" x 6' 8" (3.4m x 2.03m) A further bedroom with window to the front aspect and built-in cupboard storage. The room offers flexibility for use as a bedroom, guest room, nursery, hobby room or home office.

OUTSIDE
The property enjoys a deceptively spacious rear garden with a variety of seating and entertaining areas arranged across different levels. A paved patio directly off the kitchen/dining room provides an ideal space for outdoor dining, while further seating areas, an outside tap and gated side access add to the practicality of the garden. To the front, there is a block-paved driveway providing off-road parking for two vehicles and direct access to the integral garage.









KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

Annual Service Charge Amount - £720.00 (£60pcm)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – C.

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 Mundys.

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

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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.

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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.

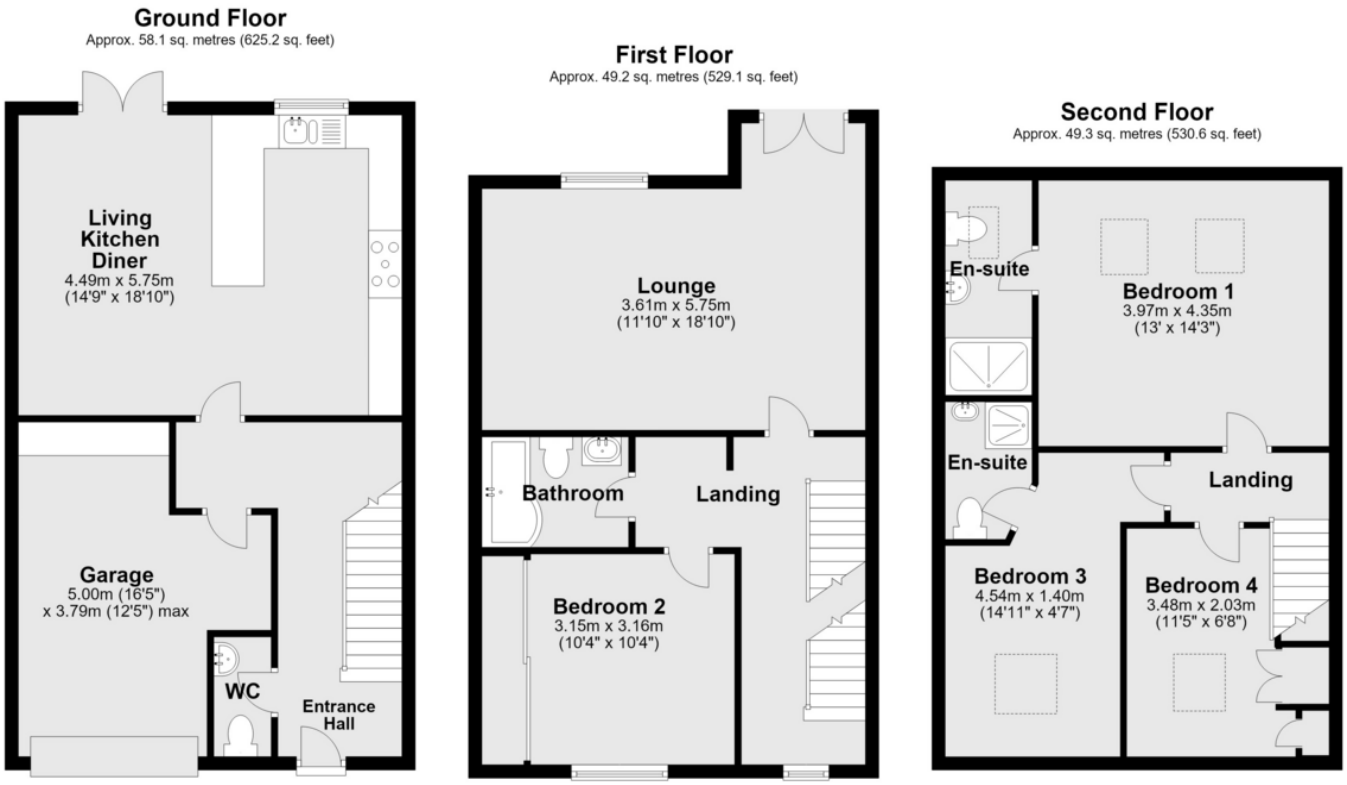
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 156.5 sq. metres (1684.9 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 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.

The Property Ombudsman