

6C Eastgate

Lincoln

BROWN & Co









6C Eastgate, Lincoln, LN2 1QA

A rare opportunity to acquire a unique townhouse pleasantly hidden away in the heart of Uphill Lincoln with stunning views of the Cathedral. The train station and City Centre are a short walk down the hill with a wealth of further amenities on offer.

The property offers spacious and versatile accommodation spread across three floors comprising of entrance hall, bedroom / reception room, breakfast kitchen and shower room to the ground floor, along with a bedroom with dressing room, bathroom, living room and sun lounge to the first floor, as well as two further bedrooms and shower room to the second floor.

Outside is a driveway which leads to a single garage, gravelled garden to the front and enclosed courtyard to the rear. The property also benefits from underfloor heating, warm air recycling and ventilation, and is sold with no onward chain.



ACCOMMODATION

Entrance Hall
Front entrance door, double glazed window to front, stairs rising to first floor, tiled flooring, coving to ceiling.

Bedroom
Two double glazed windows to front, underfloor heating, two fitted pull down beds, two storage cupboards, warm air recycling and ventilation.

Breakfast Kitchen
Double glazed windows and French doors to rear, tiled flooring with underfloor heating, one and a half drainer sink, preparation work surfaces, matching base and eye level storage units, integrated fridge freezer, space for cooker with extractor hood over, space for washing machine, under stairs storage cupboard, coving to ceiling, door leading into garage, warm air recycling and ventilation.

Shower Room
Double glazed window to rear, WC, pedestal wash basin, shower cubicle, tiled flooring, radiator, extractor, coving to ceiling.

Garage
Electric up and over door to front, personnel door to rear.

First Floor Landing
Airing cupboard with controls for air recycling system, stairs rising to second floor, coving to ceiling.

Bedroom
Double glazed French doors opening onto a balcony which enjoys stunning views of Lincoln Cathedral, coving to ceiling, tiled flooring with underfloor heating, radiator, door leading to:

Dressing Room
Double glazed window to rear, warm air recycling and ventilation.

Bathroom
Two double glazed windows to rear, WC, bidet, pedestal wash basin, bath, coving to ceiling.

Living Room
Twin aspect double glazed windows, solid woof flooring with underfloor heating, gas fireplace, warm air recycling and ventilation.

Sun Lounge
Double glazed windows enjoying stunning views of Lincoln Cathedral, gas radiator.

Second Floor Landing
Velux window, storage cupboard.

Bedroom
Velux windows, solid wood flooring, radiator, warm air recycling and ventilation.

En Suite
Velux window, tiled flooring, WC, pedestal wash basin, shower cubicle, storage cupboards, radiator, extractor.

Bedroom
Double glazed window to side, Velux windows to front and rear, solid wood flooring, radiator, warm air recycling and ventilation.









OUTSIDE
To the front the property is accessed via a block paved driveway which leads to the garage. There is also a gravelled garden with decorative shrubs. To the rear is an enclosed courtyard with pedestrian access leading to Bailgate.

POSTCODE: LN2 1QA

COUNCIL TAX
Band F

AGENTS NOTE
The Property has a flying freehold and does not own the second garage. Please contact the agent for more information.

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.

VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 504304
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Energy performance certificate (EPC)

6C EASTGATE LINCOLN LN2 1QA	Energy rating **C**	Valid until: **10 May 2031** Certificate number: **0040-2400-2250-2599-1391**

Property type	Semi-detached house
Total floor area	129 square metres

Rules on letting this property

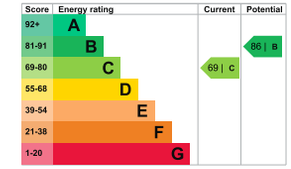
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60













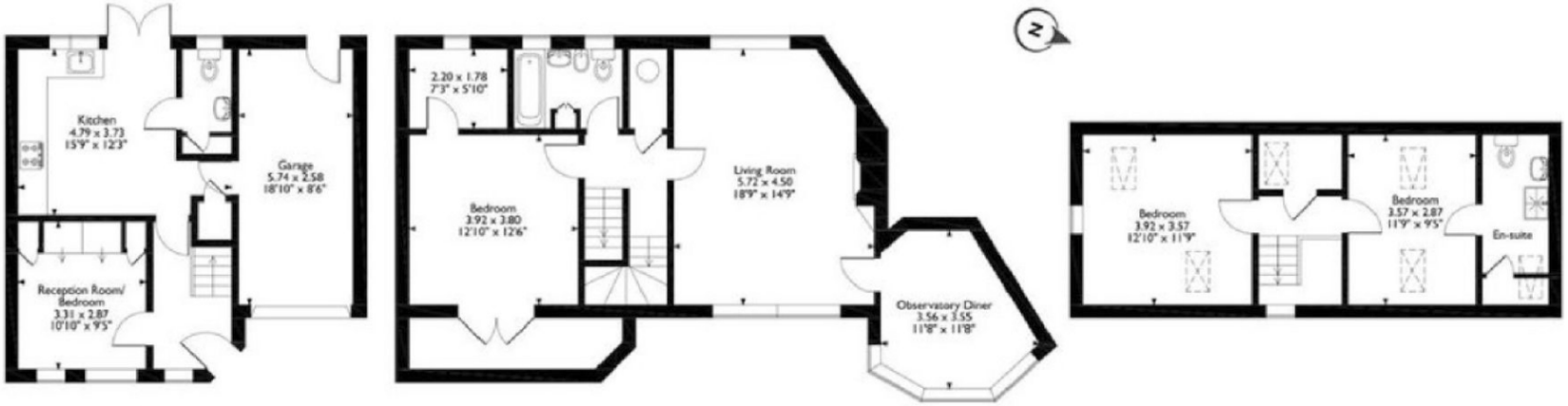




6C Eastgate, Lincoln, Lincolnshire

Approximate Gross Internal Area

1775 SQ FT/165 SQ M



Ground Floor **First Floor** **Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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. Particulars Dated

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