



6 Danes Cottages

Lincoln, LN2 1NB



Book a Viewing!

£295,000

A rare opportunity to acquire an exquisite Grade II Listed cottage, dating in part from the late 18th century and beautifully refurbished to an exceptional standard by the current owners. Blending charming period features with stylish modern upgrades, the property offers a perfect balance of character and contemporary living. Ideally positioned just off Lincoln's historic Steep Hill, the cottage enjoys stunning Cathedral views to the front and far reaching panoramic views across the city to the rear. The well appointed accommodation is set over three floors, comprising a refitted kitchen and inviting lounge to the ground floor, a spacious double bedroom and sleek contemporary shower room to the first floor, and a further double bedroom alongside a luxurious bathroom to the second floor. Externally, the property is approached via steps leading down from the cobbled street into an attractive front courtyard, while to the rear there is a low maintenance paved garden with a useful brick outbuilding. Perfectly located near the vibrant and historic Bailgate area, this unique home would make an ideal city centre residence. Early viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

KITCHEN

11' 8" x 10' 0" (3.57m x 3.06m) Newly fitted with a stylish range of wall and base units with work surfaces over, integrated fridge and slimline dishwasher, electric oven, induction hob with extractor fan over, tiled splashbacks, under cabinet lighting, laminate flooring, staircase to the first floor, window to the front aspect with wooden shutters and radiator.

LOUNGE

12' 4" x 11' 4" (3.77m x 3.46m) With a decorative brick fireplace, sash window to the rear aspect, door to the rear garden, laminate flooring, wall lights and radiator.

FIRST FLOOR LANDING

With staircase to the second floor, window to the front aspect with wooden shutters and radiator.

BEDROOM 1

12' 4" x 11' 5" (3.77m x 3.49m) With fitted wardrobe, sash window to the rear aspect with panoramic views of the City of Lincoln and radiator.

SHOWER ROOM

Newly fitted with a contemporary three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, airing cupboard housing the gas fired central heating boiler, chrome towel radiator, spotlights and window to the front aspect.

SECOND FLOOR LANDING

BEDROOM 2

12' 4" x 11' 5" (3.77m x 3.49m) With fitted wardrobe, two windows to the rear aspect with panoramic views of the City of Lincoln and radiator.

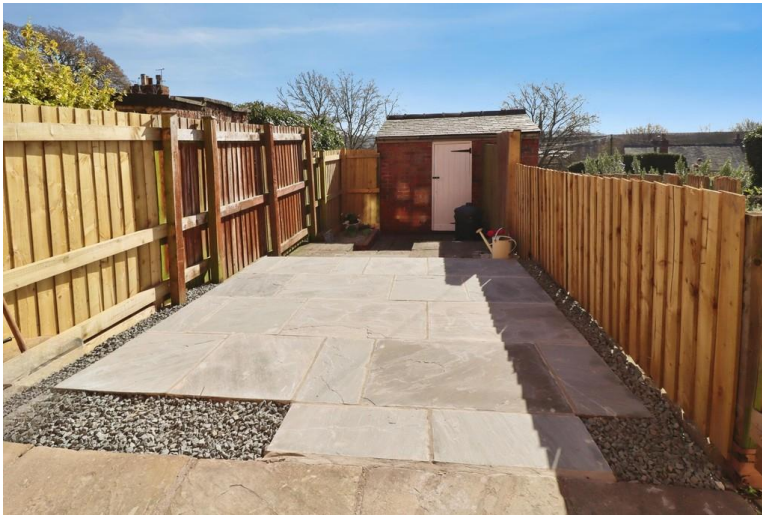
BATHROOM

Newly fitted with a stylish three piece suite comprising of freestanding bath tub, close coupled WC and wash hand basin in a vanity style unit, towel radiator and spotlights.

OUTSIDE

The property is accessed via steps down to a front paved courtyard. To the rear of the property there is a low maintenance paved garden with brick outbuilding and views of Lincoln Cathedral.





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

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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, J Walter and Callum Lyman 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 thoroughly checked.

GENERAL

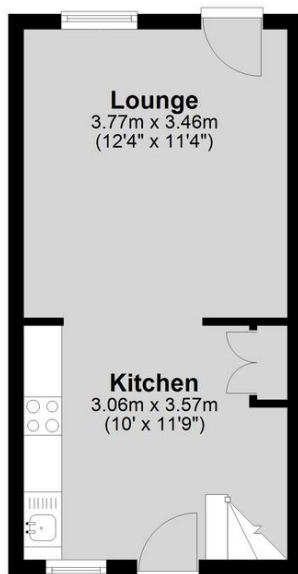
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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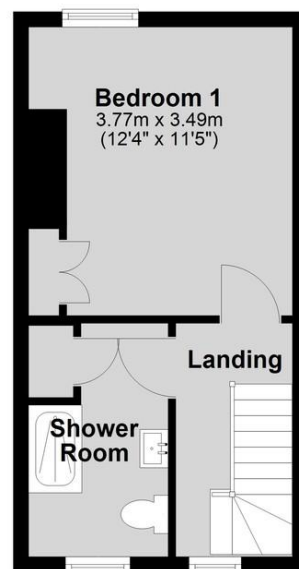
Ground Floor

Approx. 24.3 sq. metres (261.7 sq. feet)



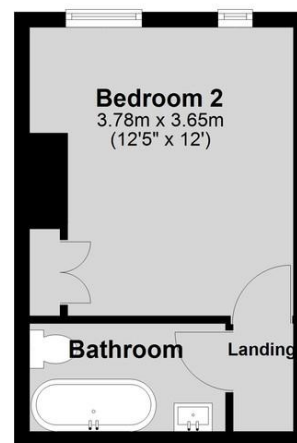
First Floor

Approx. 24.1 sq. metres (258.9 sq. feet)



Second Floor

Approx. 19.0 sq. metres (204.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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.

