



**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.





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

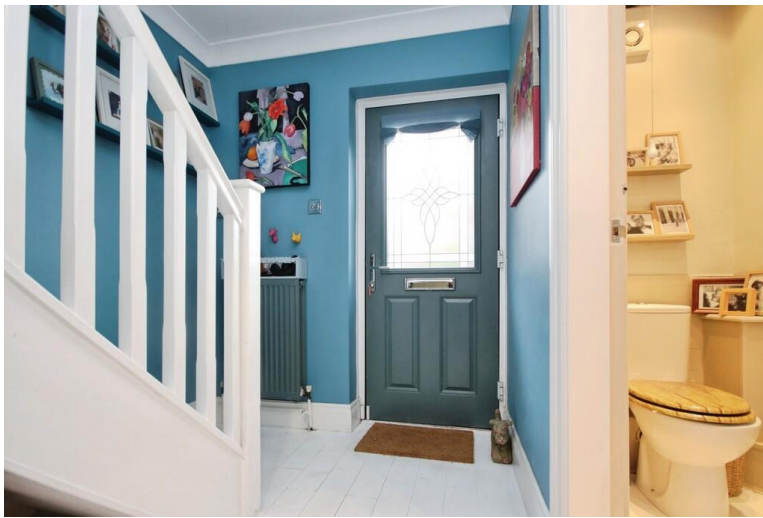
18' 10" x 11' 10" (5.74m x 3.61m) A spacious first floor reception room enjoying an attractive outlook over the rear garden. The room benefits from laminate flooring, two radiators, double French doors opening onto a Juliet balcony and additional UPVC windows providing excellent natural light.

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 – 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 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](https://www.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 015 22 55 60 88 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 these 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

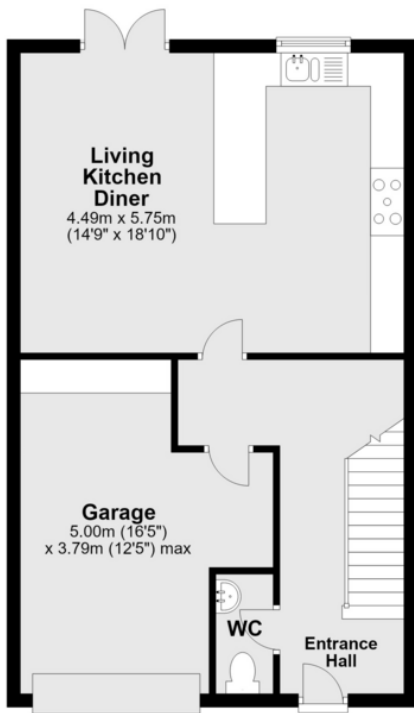
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Ground Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



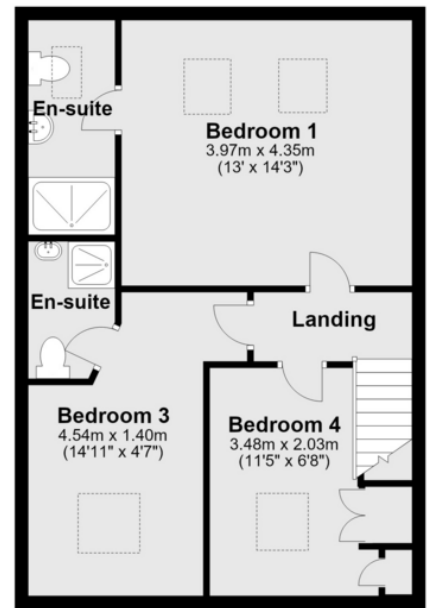
First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Second Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



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

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