



2 Ashlin Grove

Lincoln, LN1 1LE



Book a Viewing!

£365,000

A charming and substantial Three Storey Period Home, offering an abundance of character and flexible accommodation throughout. Currently operated as a fully let HMO, the property is to be sold with vacant possession, presenting a fantastic opportunity for owner occupiers seeking a spacious family home or investors looking to re-establish a successful rental property. Retaining many attractive period features and arranged over three floors, the property enjoys generous room proportions, five double bedrooms and a private rear garden, all within easy reach of Lincoln City Centre, the University and a wide range of local amenities. No Onward Chain.



2 Ashlin Grove, Lincoln, LN1 1LE



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

ENTRANCE HALL

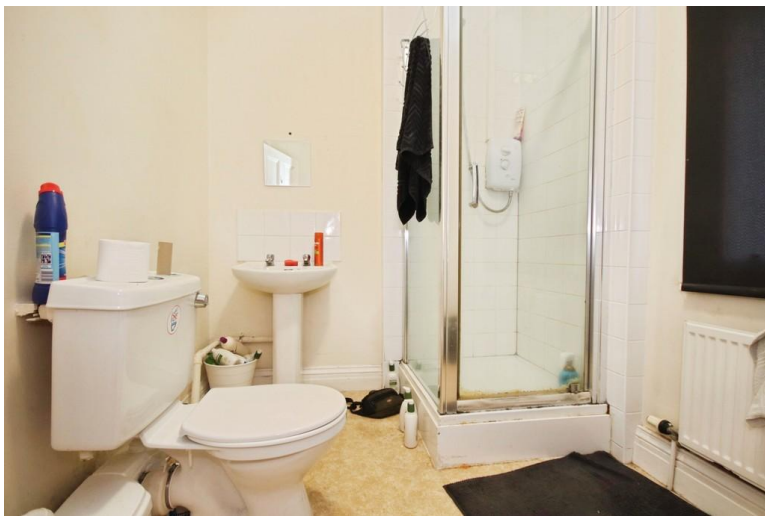
A welcoming entrance with windows to the front and side aspects, leading directly into the main hallway.

HALL

With stairs rising to the first floor, built-in storage cupboard and access to the lounge, ground floor bedroom and kitchen diner.

LOUNGE

13' 1" x 12' 10" (3.99m x 3.91m) A spacious front facing reception room with UPVC window to the front aspect and radiator.



DINING ROOM / BEDROOM 1

13' 6" x 13' (4.11m x 3.96m) Currently utilised as a ground floor double bedroom, this versatile room offers excellent flexibility and would make an ideal formal dining room, perfectly positioned adjacent to the kitchen diner for everyday family living and entertaining. Alternatively, it could continue to be used as a generous double bedroom, home office or additional reception room, with a bay-style window overlooking the rear garden, internal window to front and radiator.

KITCHEN/DINER

23' 2" x 10' 4" (7.06m x 3.15m) A spacious kitchen and dining area fitted with a range of wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, electric oven, space for fridge freezers and ample room for a dining table. Finished with a combination of tiled and lino flooring, radiator, three UPVC windows to the side aspect and a glazed door providing direct access to the rear garden.



FIRST FLOOR LANDING

Providing access to two double bedrooms, the bathroom, shower room and stairs rising to the second floor.

BEDROOM 2

13' 4 max" x 13' (4.06m x 3.96m) An exceptionally spacious dual aspect double bedroom with UPVC windows to both the front and rear aspects, allowing excellent natural light and radiator.

BEDROOM 3

12' 11" x 10' 9" (3.94m x 3.28m) A double bedroom positioned to the front of the property, featuring a period fireplace, built-in storage cupboard, UPVC window and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle with electric shower, WC and pedestal wash hand basin. Finished with tiled splashbacks, radiator, extractor fan and UPVC window to the side aspect.

BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower attachment, WC and pedestal wash hand basin. Further benefiting from radiator, built-in storage cupboard, tiled splashbacks and frosted UPVC window to the side aspect.



SECOND FLOOR LANDING

With window to the side aspect and access to two further double bedrooms.

BEDROOM 4

15' 1" x 13' (4.6m x 3.96m) A double bedroom with UPVC window to the rear aspect, pedestal wash hand basin and radiator.

BEDROOM 5

17' x 13' 1" (5.18m x 3.99m) A further double bedroom with UPVC window to the front aspect, radiator and access to a useful loft storage space.



OUTSIDE

To the front of the property, a walled courtyard garden provides access to the entrance porch, with the property set attractively behind a half brick wall. Secure gated side access leads to the enclosed rear garden, which offers a patio seating area and a useful outbuilding providing additional external storage. On-street permit parking is available to the front of the property.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Total area: approx. 174.8 sq. metres (1881.9 sq. feet)

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

<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 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 a spot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.

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.



www.mundys.net