

6 St. Johns Road,

Lincoln, LN1 3DR

Book a Viewing!

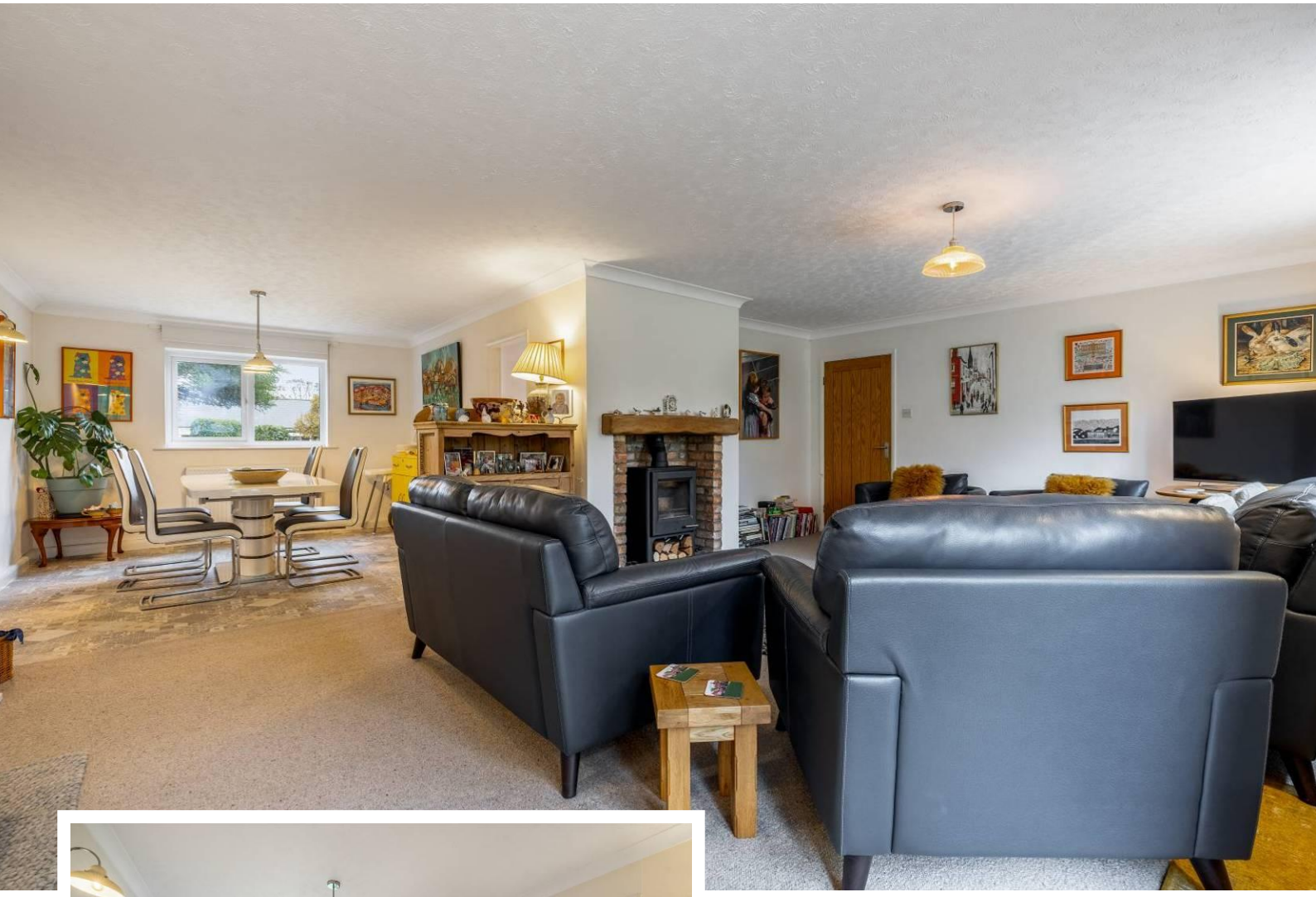
Offers in the region of £610,000

Situated in a peaceful cul-de-sac in one of Lincoln's most desirable residential locations, this exceptional Family Home is just a short walk from the historic Cathedral Quarter and the popular Bailgate area, with its range of independent shops, cafés, restaurants and local amenities. The property has been thoughtfully improved and well maintained by the current owners, offering spacious, flexible and well presented accommodation that is ideally suited to modern family living. Combining a quiet setting with easy access to the City Centre, excellent schools and transport links, this is a fantastic opportunity to acquire a quality home in a highly regarded location. The property comprises a welcoming Entrance Hall, Cloakroom, elegant Lounge with a feature log burner, formal Dining Room, stylish refitted Kitchen and a superb Family Room opening onto the rear garden. Additional accommodation includes a Side Hall, Study which could also be used as a Fifth Bedroom, Shower Room and further Reception Room, with the layout lending itself perfectly to the creation of self contained Annex accommodation, making it ideal for multi generational living. To the First Floor there is a spacious Landing which gives access to Four generous Double Bedrooms and a contemporary Family Bathroom. Externally, the property benefits from a driveway providing ample off street parking.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
The historic Cathedral City of Lincoln offers an excellent range of amenities, including High Street shops, department stores, banking facilities, a multiplex cinema, marina and art gallery. The renowned Steep Hill connects the city centre to the sought after Uphill area and the Bailgate, home to an array of independent boutiques, charming bistros, the iconic Lincoln Castle, the magnificent Lincoln Cathedral and University of Lincoln's historic counterpart, Bishop Grosseteste University. St. Johns Road enjoys a particularly enviable position just moments from the Bailgate, offering a peaceful residential setting whilst remaining within easy walking distance of Lincoln's most desirable and prestigious attractions.









ACCOMMODATION

ENTRANCE HALL
With staircase to the first floor and radiator.

LOUNGE
22' 6" x 14' 9" (6.88m x 4.51m) With a feature log burner set within a brick fireplace, triple glazed French doors leading to the decked seating area and rear garden, triple glazed window to the rear aspect and radiator.

DINING ROOM
11' 5" x 10' 9" (3.50m x 3.30m) With triple glazed window to the front aspect and radiator.

KITCHEN
11' 5" x 10' 11" (3.50m x 3.33m) Refitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for range cooker, fridge and dishwasher, tiled splashbacks, spotlights, radiator and triple glazed window to the front aspect.

CLOAKROOM
A useful storage space with triple glazed window to the rear aspect.

FAMILY ROOM
20' 10" x 11' 8" (6.36m x 3.56m) A spacious and versatile space, with triple glazed window to the rear aspect, door to the garden, laminate flooring and radiator.

SIDE HALL
With under stairs storage cupboard, laminate flooring and personnel door to the garage.

STUDY/BEDROOM 5
10' 0" x 8' 11" (3.05m x 2.74m) With triple glazed window to the front aspect, laminate flooring and radiator.

UTILITY ROOM
With stainless steel sink with side drainer and mixer tap over, space for washing machine, wall mounted gas fired central heating boiler, radiator and triple glazed window to the side aspect.

SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, tiled flooring, chrome towel radiator and triple glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1
15' 8" x 10' 7" (4.78m x 3.25m) With a range of fitted wardrobes, triple glazed window to the front aspect and radiator.









BEDROOM 2
11' 8" x 10' 5" (3.58m x 3.18m) With triple glazed window to the rear aspect and radiator.

BEDROOM 3
11' 8" x 9' 4" (3.57m x 2.85m) With triple glazed window to the rear aspect and radiator.

BEDROOM 4
13' 0" x 9' 5" (3.97m x 2.88m) With triple glazed window to the front aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled walls, towel radiator and triple glazed window to the side aspect.

OUTSIDE
Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-street parking for multiple vehicles and access to the integral single garage. The garage benefits from an up and over door, personnel door to the hallway, together with light and power. The attractive front garden is beautifully established with a variety of shrubs and vibrant seasonal planting. To the rear, a delightful enclosed garden provides a peaceful outdoor retreat, featuring a generous lawn, mature shrubs, well stocked flowerbeds, a charming pond and a patio seating area ideal for entertaining. A raised decked seating area, accessed either from the lounge or via steps from the garden, offers a wonderful vantage point from which to enjoy the attractive surroundings and views across the beautifully maintained gardens.

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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CWH and J Walter 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.

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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.

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 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.

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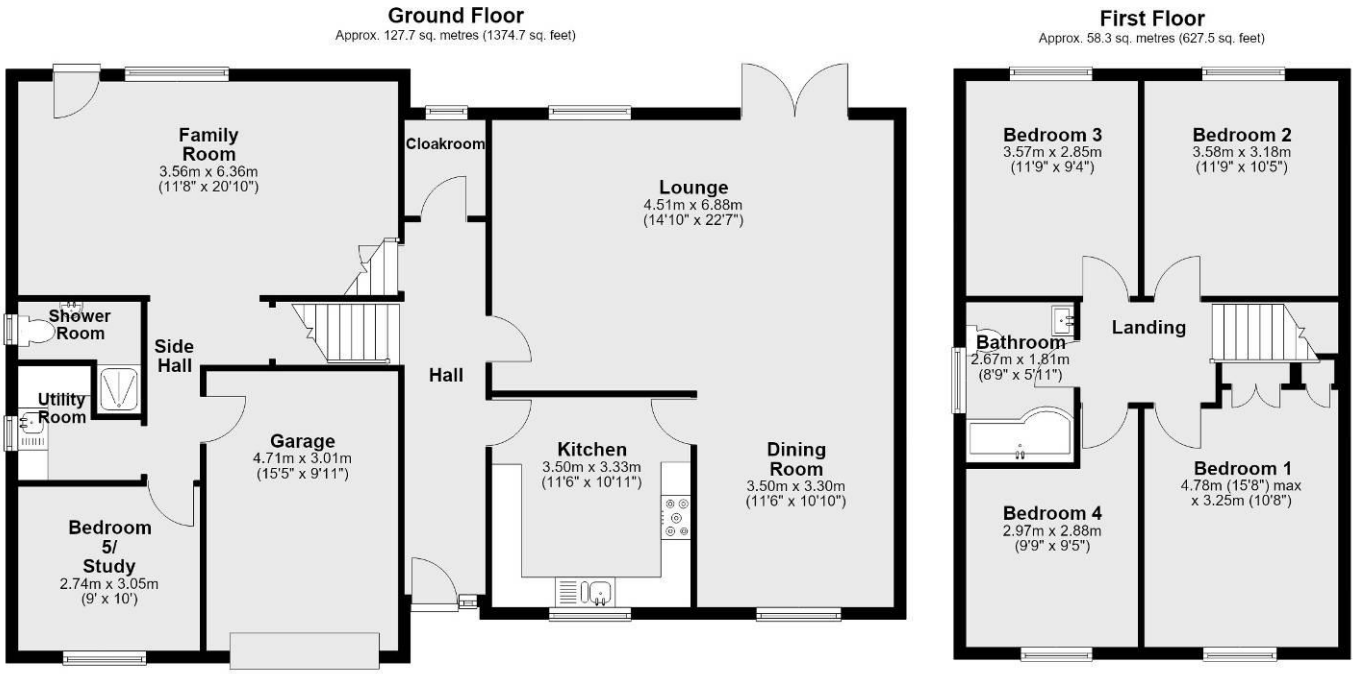














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22 Queen Street
Market Rasen
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01673 847487

22 King Street
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46 Middle Gate
Newark
NG24 1AL
01636 700888

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