



## Mainwaring House, 4 Mainwaring Road, Lincoln, LN2 4BW



Book a Viewing!

**£760,000**

An incredible opportunity to acquire a fantastic five bedroom detached family home situated on a discreet plot of approximately 0.23 acres (STS), in this most prestigious Uphill Lincoln position. The impressive accommodation comprises of Porch, Grand Entrance Hall, impressive Dining Room, Living Room, Study, Fitted Kitchen, Breakfast Room, Side Entrance Hall, Cloakroom/WC, Utility Room, Laundry Room and a First Floor Landing leading to a Master Bedroom with Dressing Room and En-Suite Shower Room, four further Double Bedrooms and a Family Bathroom. Outside there are enclosed and private established gardens, a gated driveway for multiple vehicles and a large Garage. The property retains many original features and viewing is essential to appreciate the accommodation on offer and the position in which it sits. The property further benefits from No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — E

**COUNCIL TAX BAND** — G — Lincoln City Council

**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 Bishop Grosseteste University.



## ACCOMMODATION

### PORCH

With window to the side aspect and tiled flooring.

### HALL

A welcoming Entrance Hall with a grand staircase to the First Floor, radiator and picture rail.

### DINING ROOM

20' 4" x 16' 11" (6.20m x 5.18m), an impressive room with feature open fireplace, windows to the front and side aspects, door to the garden, radiator, ceiling beams and wall panelling.



### LIVING ROOM

20' 4" x 18' 6" (6.22m x 5.66m), with feature open fireplace, window to the rear aspect, bay window to the side aspect with pleasant window seat, door to the garden, dado rail, picture rail and three radiators.

### STUDY

13' 10" x 13' 5" (4.24m x 4.10m), with decorative fireplace, French doors to the rear courtyard, bookshelves, two radiators and ceiling beams.

### KITCHEN

9' 10" x 7' 8" (3.01m x 2.36m), fitted with a range of wall and base units with work surfaces over, stainless steel twin sink with side drainer and mixer tap over, twin electric Neff ovens, AEG gas hob with extractor fan over, integrated Miele dishwasher, space for a tall fridge, tiled flooring, tiled splashbacks, spotlights and window to the front aspect.



### BREAKFAST ROOM

11' 9" x 9' 10" (3.59m x 3.01m), fitted with storage cupboards, two windows to the side aspect, radiator and picture rail.

### SIDE ENTRANCE HALL

With window to the side aspect, side entrance door, radiator and picture rail.

### CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled splashbacks, radiator and window to the side aspect.

### UTILITY ROOM

Fitted with wall and base units, spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, tiled flooring, tiled splashbacks and window to the side aspect.

### LAUNDRY ROOM

With tiled flooring, radiator and drying rack.





#### FIRST FLOOR LANDING

With three windows to the front and side aspects, two radiators, airing cupboard and picture rail.

#### BEDROOM 1

18' 9" x 13' 10" (5.73m x 4.24m), with window to the front aspect, bay window to the side aspect, radiator and picture rail.

#### DRESSING ROOM

11' 3 (max)" x 14' 0 (max)" (3.43m x 4.27m), with a range of fitted wardrobes and window to the side aspect.



#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, two chrome towel radiators and part-tiled walls.

#### BEDROOM 2

18' 9" x 14' 0" (5.74m x 4.29m), with windows to the side and rear aspects, decorative fireplace, pedestal wash hand basin, radiator and picture rail.

#### BEDROOM 3

14' 0" x 13' 10" (4.27m x 4.23m), with window to the rear aspect, radiator and picture rail.

#### BEDROOM 4

13' 10" x 9' 10" (4.24m x 3.02m), with window to the rear aspect, fitted wardrobe, radiator and picture rail.

#### BEDROOM 5

With windows to the front and side aspects, wash hand basin and radiator.



#### BATHROOM

Fitted with a three piece suite comprising of bath with shower over, close coupled WC and pedestal wash hand basin, radiator, tiled splashbacks, laminate flooring, airing cupboard and window to the front aspect.

#### OUTSIDE

The house sits on a private and enclosed corner plot with a gated driveway providing secure off-street parking for multiple vehicles and access to the large Garage. The gardens extend to the front and side and are mainly laid to lawn with established shrubs, flowerbeds and a further courtyard garden to the rear.

#### GARAGE

25' 1 (max)" x 18' 2 (max)" (7.65m x 5.54m), with electric up and over door, two Velux windows, personal doors to the side and rear aspects, wall-mounted gas-fired central heating boiler, light and power.





**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](http://mundys.net)

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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 and Co, Bridge McFarland, Dale & 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 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.

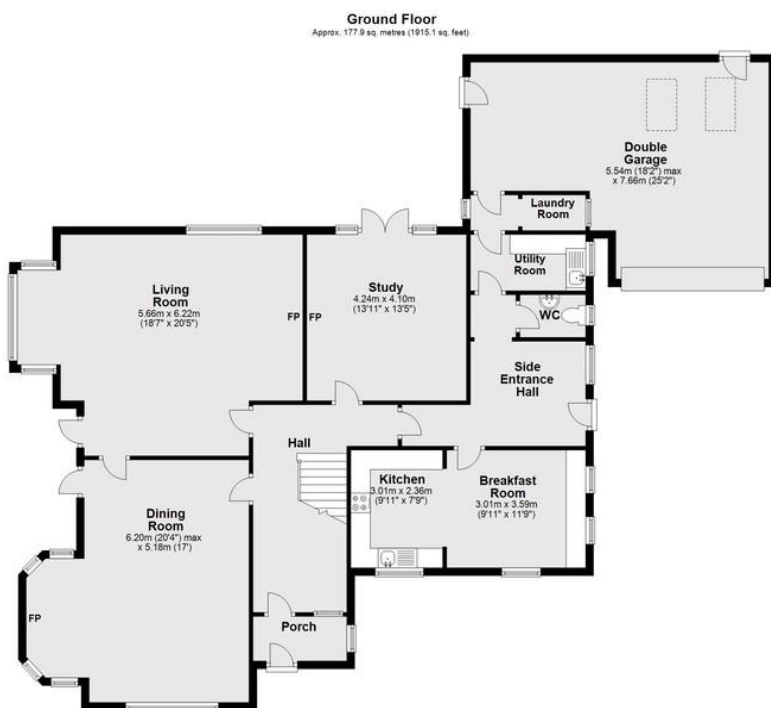
Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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**  
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Total area: approx. 314.6 sq. metres (3386.0 sq. feet)

For illustration purposes only.  
Plan produced using Planity.

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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.