



Minster View, 19 East Bight, Lincoln, LN2 1QH



Book a Viewing!

£625,000

This unique detached property offers versatile accommodation with exciting potential and was originally built in 1992 as a three/four bedroomed detached family home but is currently arranged as two self-contained, one-bedroom flats. It provides an excellent opportunity to be converted back into a fantastic three/four bedroom home with spacious living areas.

The current layout includes a communal entrance leading to the ground floor flat which features a Hall, Bedroom, Shower Room, Lounge, Kitchen and a WC. The first-floor flat offers a Hall, Bedroom, Shower Room, WC, Kitchen and a Lounge/Diner with direct access to a south facing roof terrace.

With its adaptable design, the property could be reconfigured, as it was originally built, to comprise an Entrance Hall, Inner Hallway, Three Bedrooms, a Shower Room and a WC on the ground floor. Stairs lead to a landing on the first floor which would feature the Kitchen, Dining Room/Office/Potential Bedroom and the Lounge with access to the south facing roof terrace. This flexible layout can be tailored to suit a range of needs and preferences, offering the potential to create a personalised home.

Located on East Bight, this property enjoys a prime position in one of Lincoln's most sought-after areas, just a short walk from the historic Bailgate. The Bailgate is part of Lincoln's Cathedral Quarter, known for its cobbled streets, unique shops, and vibrant cafes and restaurants. It is home to some of Lincoln's most famous landmarks, including Lincoln Cathedral and Lincoln Castle, which both date back to the 11th century.

The property's south facing roof terrace offers stunning views of Lincoln Cathedral. Additional features include a pleasant garden with the inclusion of a mature area of garden, ample off-road parking behind electric remote controlled secure gates and a large garage, providing both convenience and privacy. This is a rare opportunity to own a unique home in one of Lincoln's most historic and desirable locations.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

NOTE - The property is currently let out on an assured shorthold tenancy agreement and will have vacant possession from the 9th January 2025.

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

ENTRANCE HALL

With external door and timber window, stairs to the first floor and entrance into inner hallway.

INNER HALLWAY

With access to the lounge/potential bedroom, bedroom, shower room, WC and kitchen/potential bedroom.

LOUNGE / POTENTIAL BEDROOM

14' 0" x 12' 2" (4.27m x 3.71m), with timber window, external door and radiator.



KITCHEN / POTENTIAL BEDROOM

13' 3" x 6' 7" (4.04m x 2.01m), with timber window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, integral oven, four ring gas hob with extractor fan over, stainless steel sink unit and drainer, integral fridge and radiator.

BEDROOM

14' 0" x 9' 11" (4.27m x 3.02m), with timber window, external door and radiator.

SHOWER ROOM

With timber window, partly tiled walls, shower cubicle, wash hand basin, radiator and extractor fan.



WC

With tiled flooring, partly tiled walls, low level WC, wash hand basin and extractor fan.

FIRST FLOOR INNER HALLWAY

With access to the lounge/diner, dining room/office/potential bedroom, kitchen, WC and shower room.

KITCHEN

14' 0" x 12' 2" (4.27m x 3.71m), with timber window, Velux window, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integrated oven, four ring ceramic hob with extractor fan over, integral fridge, radiator and pantry cupboard.



DINING ROOM/OFFICE/POTENTIAL BEDROOM

14' 2" x 10' 0" (4.32m x 3.05m), with timber window, vinyl flooring and radiator.

LOUNGE/DINER

17' 5" x 13' 2" (5.31m x 4.01m), with fire surround and hearth with gas fire inset, three radiators and double doors leading to the roof terrace with views towards Lincoln Cathedral.



SHOWER ROOM

8' 0" x 3' 7" (2.44m x 1.09m), with Velux window, partly tiled walls, wash hand basin, shower cubicle, radiator and extractor fan.

WC

With vinyl flooring, low level WC and partly tiled walls.

OUTSIDE

The property is entered via a secure electric remote controlled gated driveway which is gravelled and provides ample off road parking and access to the garage. To the adjacent side of the property there is a lawned garden with a patio seating area and a range of mature shrubs and trees.

GARAGE

With power, lighting, gas fired central heating boiler, plumbing and space for washing machine, space for a tumble dryer and storage units.

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 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.

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 roughly 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:

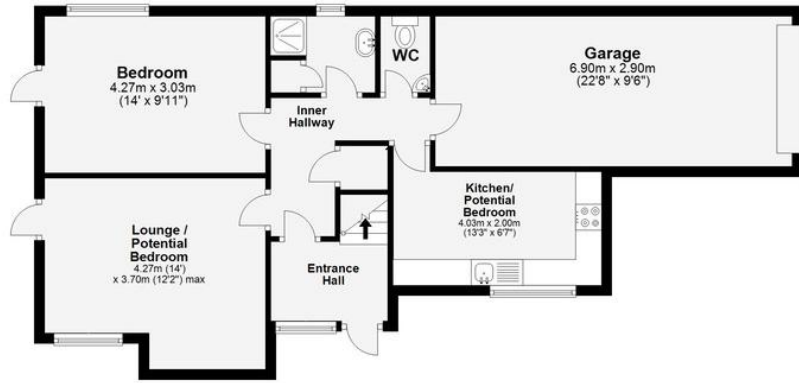
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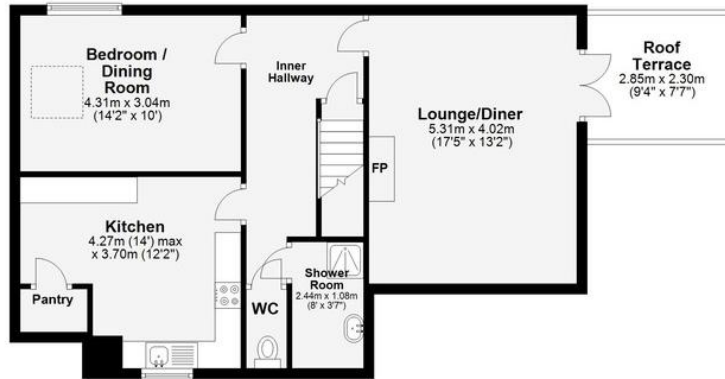
Ground Floor

Approx. 73.9 sq. metres (795.9 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 139.6 sq. metres (1502.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.





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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.