



**Redlands, 1 Doddington Road,  
Lincoln, LN6 7EN**



**Book a Viewing!**

**£825,000**

A Rare Opportunity to Acquire an Exceptional Period Family Home located in a highly sought-after position to the south of the historic Cathedral and University City of Lincoln. This outstanding period residence presents a rare opportunity to acquire a beautifully updated family home which extends to approximately 3,000 sq ft. The property seamlessly blends elegant period features with modern upgrades, including a new roof installed in 2024. The spacious and versatile accommodation comprises: Entrance Porch, a grand Main Reception Hall with original tiled flooring, an inviting Living and Formal Dining Area, and a well-appointed Kitchen that opens into an impressive 29ft Orangery – perfect for entertaining or family gatherings. Further ground floor amenities include a Utility Room, Shower Room, Study Area, a cosy Sitting Room, and a Ground Floor Bedroom with En-suite Shower Room. Upstairs, a stunning Galleried Landing with a feature stained glass window leads to three generously sized Bedrooms, all with luxurious En-suite facilities. An additional double Bedroom is accessed via its own staircase near the kitchen, offering excellent guest or multi-generational living options. Occupying a beautifully positioned plot of just under half an acre, the property is accessed via private electric gates and boasts mature, landscaped gardens, an expansive gravelled driveway with ample parking, and two EV charging points. There is also a secluded courtyard garden with multiple patio and seating areas, alongside a Workshop/Outdoor Store. Currently operating as a 5-star Visit England and Gold Award-winning bed and breakfast, the property also serves as an exceptional family home. Viewing is essential to fully appreciate the charm, character and space this unique period home offers.







#### **SERVICES**

All mains services available. Gas central heating. Underfloor heating to all en-suite facilities on the first floor.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**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

### ENTRANCE PORCH

With feature main entrance door, period tiled flooring leading to the reception hall.

### RECEPTION HALL

With stairs rising to the first floor galleried landing, period cornice coving to ceiling, period tiled flooring, inset spotlights and dado rail.

### LIVING AREA

16' 3" max x 14' 11" (4.95m x 4.55m) With secondary glazed and stained glass bay window to the side elevation, period fireplace, double radiator and period coving to ceiling.



### DINING AREA

17' 2" max x 15' 6" max (5.23m x 4.72m) With secondary glazed stained glass sash bay window, period coving to ceiling, double radiator, floor radiator and dado rail.

### SITTING ROOM

17' 8" into bay x 9' 1" into alcove (5.38m x 2.77m) With sash bay window to the side elevation, feature open fireplace, double radiator, fitted unit, display cupboard into alcove and airing cupboard with hot water cylinder.



### STUDY

10' 11" x 6' 2" (3.33m x 1.88m) With double glazed skylight and inset spotlights.

### KITCHEN

14' 3" x 13' 5" (4.34m x 4.09m) Fitted with a range of bespoke kitchen units, cupboards and drawers, stone tiled floor, solid work tops, central island, coving to ceiling, inset spotlights, sink unit and drainer, double glazed patio doors leading to the decked seating area.

### UTILITY ROOM

9' 11" x 8' 2" (3.02m x 2.49m) With fitted base cupboards, plumbing for washing machine, Belfast double sink, part tiled surround, solid work tops, stone tiled floor, towel radiator, side entrance door and window to the side elevation.



### ORANGERY

28' 11" x 16' 6" (8.81m x 5.03m) With double glazed sash windows and two sets of patio doors, stone tiled floor, feature radiator, inset spotlights and remote gas burner.

### INNER HALLWAY

With stairs rising to the first floor.





#### **SHOWER ROOM**

With walk-in shower area, WC, feature sink wash basin, tiled flooring, tiled walls, towel radiator and double glazed sash window to the side elevation.

#### **BEDROOM/RECEPTION ROOM**

10' 1" x 9' 7" (3.07m x 2.92m) With window to the front elevation.

#### **EN-SUITE**

7' 3" x 4' 3" (2.21m x 1.3m) With window to the side elevation, fitted shower cubicle, WC, tiled flooring, wash hand basin, part tiled surround and extractor fan.



#### **REAR LANDING**

With feature radiator and two sash windows to the side elevation.

#### **BEDROOM**

12' 1" x 10' 6" (3.68m x 3.2m) With two windows to the side elevation, radiator and fitted wardrobes.

#### **FIRST FLOOR GALLERIED LANDING**

With feature stained glass window, period cornice coving to ceiling and dado rail.

#### **BEDROOM**

17' 3" x 15' 7" (5.26m x 4.75m) With feature stained glass bay window, cornice coving, radiator and feature fireplace.



#### **EN-SUITE BATHROOM**

7' 7" x 7' 4" (2.31m x 2.24m) With feature roll top bath, WC, wash hand basin, tiled flooring, feature stained glass window, towel radiator, walk-in shower area and underfloor heating.

#### **BEDROOM**

14' 2" x 10' 9" (4.32m x 3.28m) With sash window to the side elevation, feature fireplace, radiator and cornice coving to ceiling.

#### **EN-SUITE BATHROOM**

9' 11" x 8' 6" (3.02m x 2.59m) With feature roll top bath, walk-in shower area, WC, wash hand basin, tiled flooring, cornice coving to ceiling, inset spotlights, part tiled surround, radiator and window to the front elevation.



#### **BEDROOM**

14' 7" x 13' 0" (4.44m x 3.96m) With two stained glass secondary glazed sash windows, feature fireplace, radiator and cornice coving to ceiling.





## EN-SUITE

7' 10" x 4' 11" (2.39m x 1.5m) With walk-in shower area, WC and wash hand basin, stained glass sash window, tiled flooring, towel radiator, shaver point, cornice coving to ceiling and inset spotlights.

## OUTSIDE

The property is situated in a lovely position with extensive mature grounds, which we understand extends to approx. just under half an acre. There is a private electric gated access which leads to an extensive gravelled driveway and hardstanding area and two EV car charging points. There are extensive lawned gardens to the front and side of the property with a wide variety of mature shrubs and borders. There is also a private courtyard garden area with an outside BBQ, numerous patio/seating areas, raised decked seating area, pond, a wide variety of flowerbeds, shrubs and borders and an outside workshop/store.

## WORKSHOP/STORE

20' 10" x 21' 7" (6.35m x 6.58m)  
(Irregular shape)

### 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)

### 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 in to 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

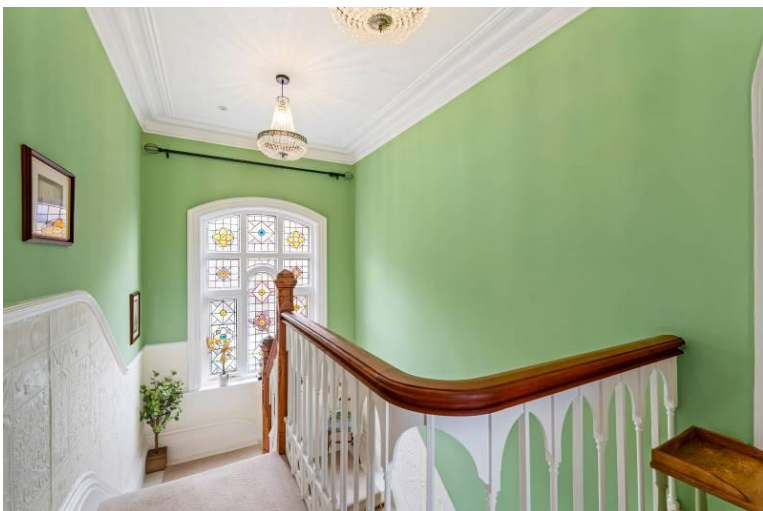
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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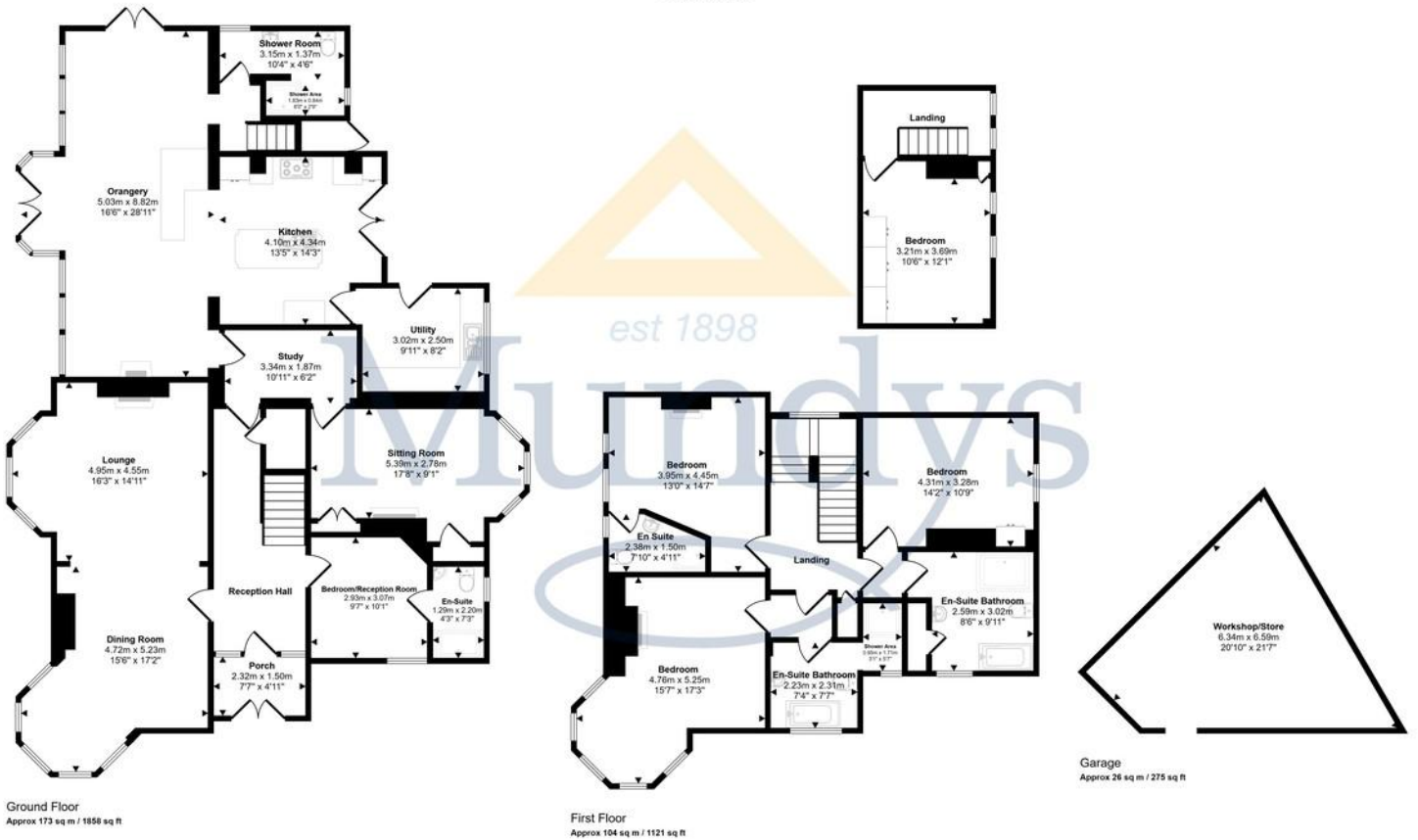








Approx Gross Internal Area  
302 sq m / 3253 sq ft



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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