



**15 Newport,  
Lincoln, LN1 3DQ**



Book a Viewing!

**£400,000**

Just moments from the historic elegance of Lincoln's prestigious Bailgate Quarter, this distinguished period residence offers a rare and enviable opportunity to acquire a home of exceptional character and refinement. Immaculately refurbished to an exquisite standard, the property effortlessly blends timeless architectural charm with sophisticated modern living. The deceptively spacious accommodation opens with a welcoming hall, leading to an elegant lounge, an inviting sitting room with log burner, a dining area leading onto a stylish, light and airy fitted kitchen, and a cloakroom/WC. The first floor landing leads to two beautifully proportioned double bedrooms, and an elegant bathroom, while the second floor hosts two further double bedrooms, both with access to a superbly appointed Jack & Jill en-suite shower room. To the rear, the property is enhanced by a private, landscaped garden, designed to offer a tranquil sanctuary in the heart of the city. Permit parking is available in the area, including two permits for spaces on Cecil Street, prepaid through to the end of 2026. Additional permit parking may also be available to apply for at the Church by Newport Arch, as previously offered to the vendors.



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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.**

**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

### HALL

With staircase to the first floor, understairs storage cupboard, wood effect laminate flooring and radiator.

### LOUNGE

12' 5" x 11' 0" (3.80m x 3.37m) With double glazed bay window to the front aspect, decorative feature fireplace, wood effect laminate flooring and radiator.

### SITTING ROOM

13' 3" x 14' 3" (4.06m x 4.36m) With double glazed window to the rear aspect, log burner within a feature fireplace, wood effect laminate flooring and radiator.

### DINING AREA

8' 4" x 7' 6" (2.56m x 2.31m) With double glazed French doors to the side, tiled flooring and radiator.

### KITCHEN

17' 10" x 10' 5" (5.44m x 3.19m) Fitted with a generous range of wall and base units with work surfaces over, spaces for Range cooker, fridge freezer, washing machine and integrated dishwasher, 1.5 bowl sink with side drainer and mixer tap over, Velux window, two double glazed windows to the side aspect, double glazed French doors to the rear garden, spotlights and cupboard housing the gas fired central heating boiler.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, spotlights, chrome towel radiator, tiled flooring and splashbacks.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

13' 3" x 12' 4" (4.05m x 3.78m) With double glazed sash window to the front aspect, two double wardrobes and radiator.

### BEDROOM 2

13' 3" x 11' 4" (4.06m x 3.46m) With double glazed window to the rear aspect, double wardrobe, cast iron fireplace and radiator.

### BATHROOM

11' 4" x 8' 3" (3.46m x 2.53m) Fitted with a stylish four piece suite comprising of shower cubide, wash hand basin in a vanity style unit, close coupled WC and bidet, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the rear aspect.





## SECOND FLOOR LANDING

With access to loft space, which is fully boarded with pull-down ladders.

## BEDROOM 3

14' 2" x 14' 5" (4.34m x 4.40m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.

## JACK & JILL EN-SUITE

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, chrome towel radiator, tiled walls and flooring.

## BEDROOM 4

14' 5" x 9' 11" (4.41m x 3.03m) With double glazed window to the front aspect and radiator.



## OUTSIDE

To the front of the property there is a small gravelled garden behind low level wall setting the property back from the street. To the rear of there is a beautiful enclosed garden with a composite rot proof decked seating area, paved area, raised flowerbeds and an adjoining timber-built storage area, with light and power. With gated access from the rear of the garden. Permit parking is available in the area, including two permits for spaces on Cecil Street, which is conveniently located adjacent to the property and prepaid through to the end of 2026. The vendors also hold a visitors' parking scratch-card book, which is available free of charge with a parking permit and allows short-term parking for guests. Additional permit parking may also be available to apply for at the Church by Newport Arch, as previously offered to the vendors, subject to availability



### 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 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 01 522 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 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 as not verified.

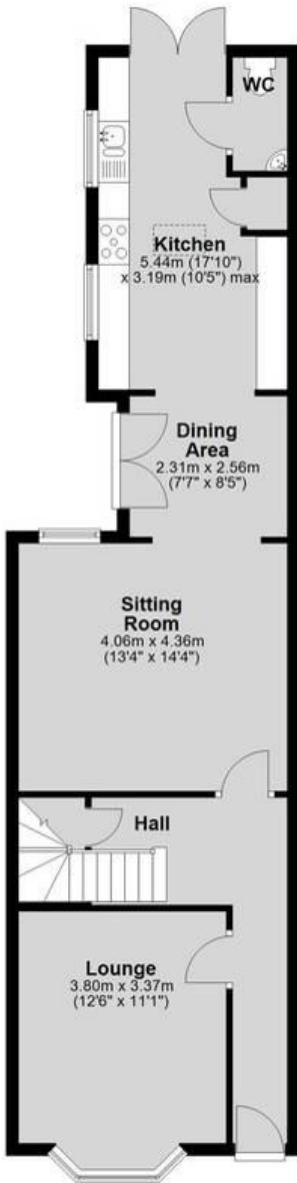
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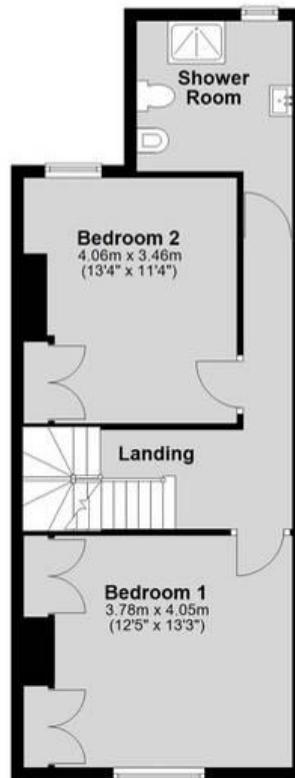
### Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



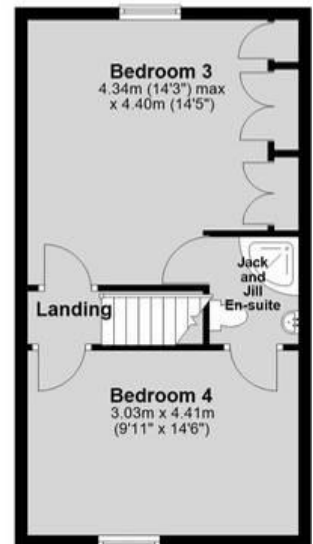
### First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



### Second Floor

Approx. 37.2 sq. metres (399.9 sq. feet)



Total area: approx. 151.0 sq. metres (1625.1 sq. feet)

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 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.

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