



**1 Blenkin Hall, St. Johns Road,  
Lincoln, LN1 3DG**



Book a Viewing!

**£425,000**

An executive and contemporary End Townhouse, superbly located within easy walking distance of Lincoln's historic Bailgate and the Cathedral Quarter. Designed over three spacious floors, the property offers high specification accommodation finished to an exceptional standard throughout. The Ground Floor features a welcoming Porch and Entrance Hall, Utility Room, Cloakroom/WC, and a stunning open plan Kitchen/Diner ideal for modern living and entertaining. To the First Floor, a generous Lounge with Juliet Balcony provides an elegant and light filled living space, complemented by Bedroom Three and a well appointed Family Bathroom. The Second Floor hosts an exquisite Master Suite with En-Suite Shower Room, alongside a further spacious Double Bedroom. Externally, the property enjoys a neatly lawned front garden and a low maintenance enclosed rear garden. A shared, secure gated driveway gives access to a private parking space and a detached single garage. Early viewing is highly recommended. NO CHAIN.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

**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 Lincoln Bishop University.



#### PORCH

With vaulted glazed ceiling, double glazed window to the front aspect, radiator and laminate flooring.

#### ENTRANCE HALL

With staircase to the first floor, laminate flooring, radiator and spotlights.

#### UTILITY ROOM

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, airing cupboard, tiled flooring, radiator, spotlights and double glazed window to the front aspect.



#### CLOAKROOM/WC

With close coupled WC and pedestal wash hand basin, tiled flooring and splashbacks, radiator, spotlights and double glazed window to the side aspect.

#### KITCHEN/DINER

23' 11" x 13' 10" (7.31m x 4.23m) Fitted with a modern range of wall and base units with work surfaces over, undermount stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, spaces for range cooker and American fridge freezer, tiled flooring, spotlights and under cabinet lighting, two radiators, under stairs storage cupboard, double glazed window to the side aspect and double glazed bi-fold doors to the rear garden.



#### FIRST FLOOR LANDING

With staircase to the second floor and spotlights.

#### LOUNGE

16' 11" x 13' 10" (5.17m x 4.24m) With double glazed bi-fold doors onto a Juliet balcony with remote control blinds, wood effect flooring, two tall radiators and spotlights.

#### BEDROOM 3

13' 9 (max)" x 10' 2" (4.19m x 3.12m) With a range of fitted furniture including wardrobes, desk and storage shelving, two double glazed windows to the front aspect and two radiators.



#### BATHROOM

8' 5" x 6' 11" (2.58m x 2.13m) Fitted with a modern four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, towel radiator, tiled flooring, part tiled walls, spotlights and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

With spotlights and radiator.



### BEDROOM 1

14' 0" x 13' 10" (4.29m x 4.22m) Fitted with a range of bedroom furniture, including wardrobes, dressing table, drawers, bedside tables and fitted headboard, double glazed window to the rear aspect and radiator.

### EN SUITE SHOWER ROOM

8' 1" x 6' 9" (2.48m x 2.08m) Fitted with a three piece suite comprising of shower cubicle, pedestal hand basin and close coupled WC, tiled flooring and splashbacks, towel radiator, spotlights and double glazed window to the side aspect.

### BEDROOM 2

13' 10" x 10' 1" (4.24m x 3.09m) With a range of fitted wardrobes, drawers and bedside tables, double glazed window to the front aspect and radiator.



### OUTSIDE

To the front of the property there is a lawned garden. To the rear there is a paved garden enclosed by a brick wall. There is a secure gated shared driveway leading to a detached single garage and parking space. The garage has electric up-and-over door to the front and side personnel door.



### 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 & Co, Taylor Rose, 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 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.

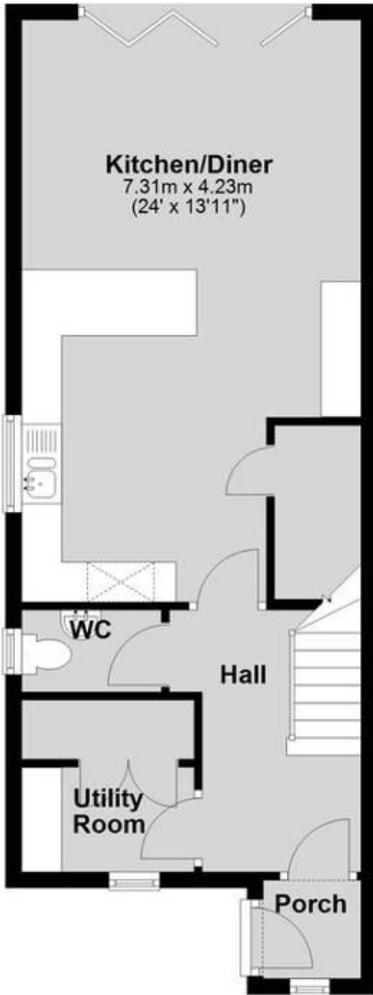


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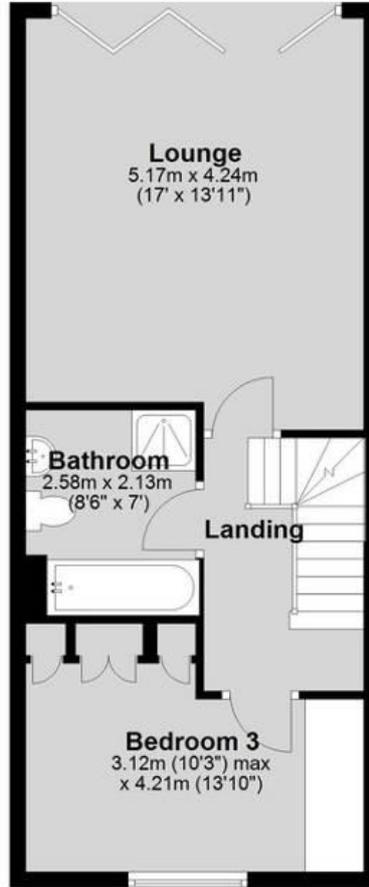
## Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



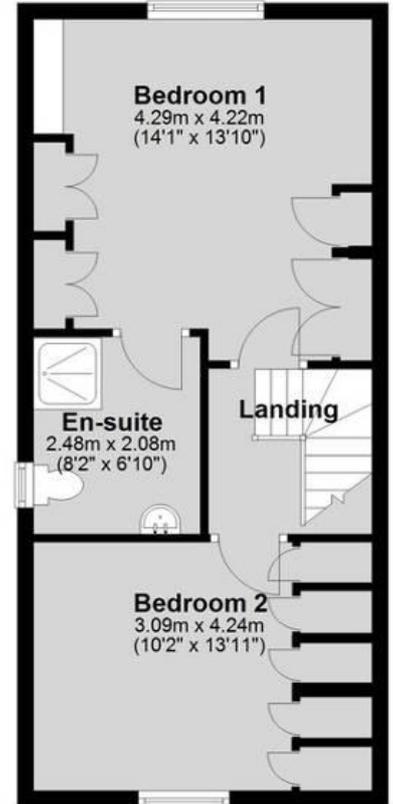
## First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



## Second Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 133.1 sq. metres (1432.4 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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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