



2 Ashlin Grove

Lincoln, LN1 1LE



Book a Viewing!

£339,950

A charming and substantial Three Storey Period Home, offering an abundance of character and flexible accommodation throughout. Retaining many attractive period features and arranged over three floors, the property enjoys generous room proportions, five double bedrooms and a private rear garden, all within easy reach of Lincoln City Centre, the University and a wide range of local amenities. No Onward Chain.





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.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance with windows to the front and side aspects, leading directly into the main hallway.

HALL

With stairs rising to the first floor, built-in storage cupboard and access to the lounge, ground floor bedroom and kitchen diner.

LOUNGE

13' 1" x 12' 10" (3.99m x 3.91m) A spacious front facing reception room with UPVC window to the front aspect and radiator.



DINING ROOM / BEDROOM 1

13' 6" x 13' (4.11m x 3.96m) Currently utilised as a ground floor double bedroom, this versatile room offers excellent flexibility and would make an ideal formal dining room, perfectly positioned adjacent to the kitchen diner for everyday family living and entertaining. Alternatively, it could continue to be used as a generous double bedroom, home office or additional reception room, with a bay-style window overlooking the rear garden, internal window to front and radiator.

KITCHEN/DINER

23' 2" x 10' 4" (7.06m x 3.15m) A spacious kitchen and dining area fitted with a range of wall and base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, electric oven, space for fridge freezers and ample room for a dining table. Finished with a combination of tiled and lino flooring, radiator, three UPVC windows to the side aspect and a glazed door providing direct access to the rear garden.

FIRST FLOOR LANDING

Providing access to two double bedrooms, the bathroom, shower room and stairs rising to the second floor.

BEDROOM 2

13' 4 max" x 13' (4.06m x 3.96m) An exceptionally spacious dual aspect double bedroom with UPVC windows to both the front and rear aspects, allowing excellent natural light and radiator.

BEDROOM 3

12' 11" x 10' 9" (3.94m x 3.28m) A double bedroom positioned to the front of the property, featuring a period fireplace, built-in storage cupboard, UPVC window and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle with electric shower, WC and pedestal wash hand basin. Finished with tiled splashbacks, radiator, extractor fan and UPVC window to the side aspect.

BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower attachment, WC and pedestal wash hand basin. Further benefiting from radiator, built-in storage cupboard, tiled splashbacks and frosted UPVC window to the side aspect.



SECOND FLOOR LANDING

With window to the side aspect and access to two further double bedrooms.

BEDROOM 4

15' 1" x 13' (4.6m x 3.96m) A double bedroom with UPVC window to the rear aspect, pedestal wash hand basin and radiator.

BEDROOM 5

17' x 13' 1" (5.18m x 3.99m) A further double bedroom with UPVC window to the front aspect, radiator and access to a useful loft storage space.



OUTSIDE

To the front of the property, a walled courtyard garden provides access to the entrance porch, with the property set attractively behind a half brick wall. Secure gated side access leads to the enclosed rear garden, which offers a patio seating area and a useful outbuilding providing additional external storage. On-street permit parking is available to the front of the property.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



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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.

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