



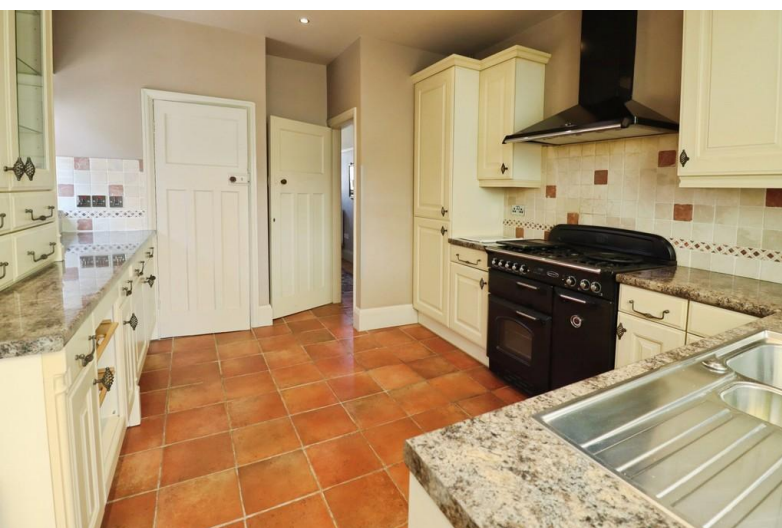
**15 Mainwaring Road,  
Lincoln, LN2 4BL**



**Book a Viewing!**

**£535,000**

Situated on one of Uphill Lincoln's most prestigious residential streets, this attractive traditional semi-detached home occupies a generous plot of approximately 0.12 acres (subject to survey) and presents a rare opportunity for buyers seeking space, character and future potential. The property boasts three well proportioned double bedrooms, spacious family accommodation, and retains a wealth of charming period features throughout. Outside, the beautifully established and private rear gardens provide a wonderful setting for family life, while the substantial block paved driveway offers ample off-street parking. Offering excellent scope to modernise, extend or personalise (subject to the necessary consents), this is a superb family home in one of Lincoln's most sought after locations. NO 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

With main entrance door with stained glass insert and side stained glass windows, staircase to the first floor, under stairs storage cupboard, cloaks cupboard, wooden flooring and radiator.

##### CLOAKROOM/WC

With close coupled WC, wash hand basin within a vanity style unit with storage beneath, tiled splashbacks, chrome towel radiator and stained glass window to the front aspect.

##### DINING ROOM

12' 11" x 11' 10" (3.94m x 3.63m) With double glazed bay window to the front aspect, wooden flooring, spotlights and two radiators.



#### LOUNGE

13' 10" x 12' 11" (4.24m x 3.94m) With double glazed bay window with door to the rear garden, gas fire set within a feature fireplace, storage shelving and radiator.

#### KITCHEN

12' 4" x 10' 9" (3.78m x 3.29m) Fitted with a range of wall and base units with work surfaces over, integrated fridge freezer and dishwasher, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, space for Range cooker, tiled flooring and splashbacks, spotlights, double glazed windows to the side and rear aspects and door to the conservatory.

#### UTILITY ROOM

With space for washing machine and tumble dryer, storage shelving and window to the side aspect.



#### CONSERVATORY

10' 9" x 9' 7" (3.29m x 2.94m) With double glazed French doors to the rear garden, ceiling fan and tiled flooring.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect.

#### BEDROOM 1

14' 0" x 12' 11" (4.27m x 3.96m) With double glazed bay window with Cathedral view to the rear aspect, two double wardrobes, wall lights and radiator.

#### BEDROOM 2

12' 11" x 11' 11" (3.95m x 3.65m) With double glazed window to the front aspect and radiator



#### BEDROOM 3

14' 0" x 10' 10" (4.27m x 3.32m) With double glazed window to the rear aspect, fitted wardrobe housing the wall mounted gas fired central heating boiler and radiator.

#### SHOWER ROOM

10' 11" x 6' 3" (3.33m x 1.91m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled walls and flooring, towel radiator, spotlights and double glazed window to the front aspect.

#### OUTSIDE

To the front of the property there is a block paved driveway providing ample off-street parking. There is a further secure gated section of gated parking. To the rear there is an enclosed garden laid mainly to lawn with block paved patio seating area, mature trees and shrubs, shed and summer house.





## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

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

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

**VIEWINGS** - By prior appointment through Mundys.

### 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

<https://www.mundys.net/referrals/>

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

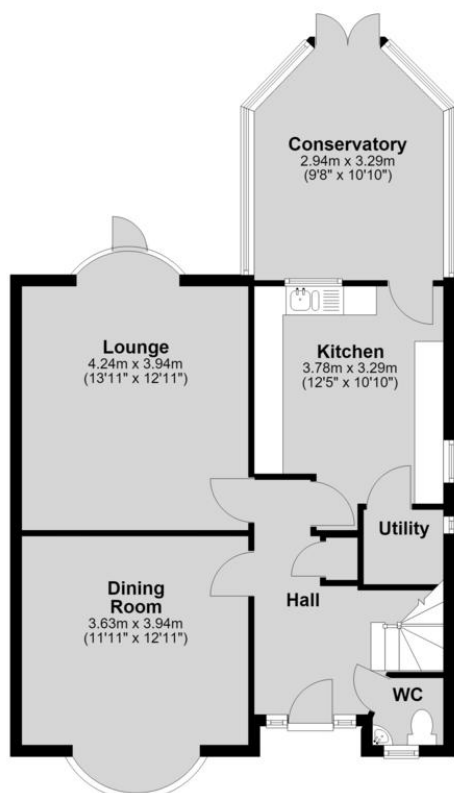
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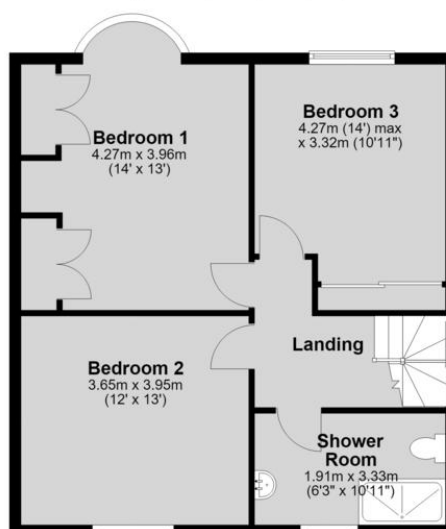
### Ground Floor

Approx. 70.4 sq. metres (758.1 sq. feet)



### First Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



Total area: approx. 129.9 sq. metres (1397.7 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.

