Blenkin Hall, 6 St. Johns Road

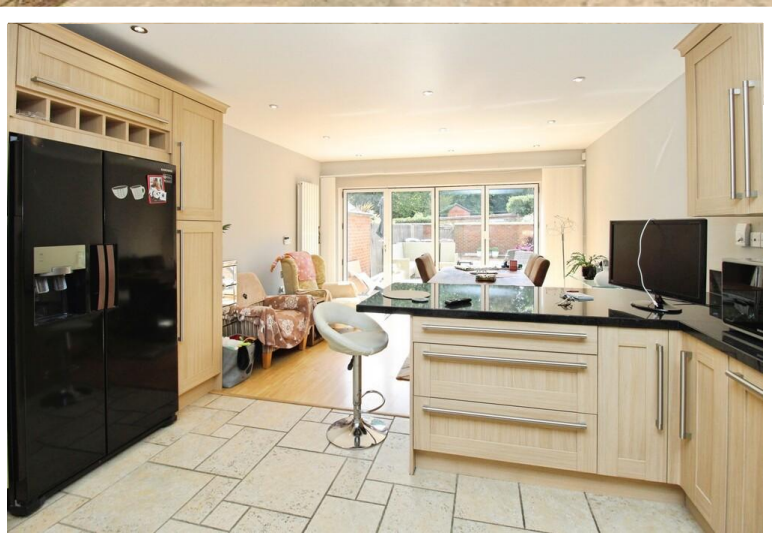
Lincoln, LN1 3DG

Book a Viewing!

£470,000

An executive end town house, superbly located within close proximity to Lincoln's historic Bailgate and the Cathedral Quarter. Designed over three spacious floors, the property offers well-presented living accommodation to comprise of Entrance Porch, Main Entrance Hall, Utility Room, Cloakroom and an Open Plan fitted Kitchen and Dining Area with Bi-folding doors to the rear garden. The First Floor Landing leads to the Living Room with Bi-folding doors and Juliet Balcony, two Bedrooms and a Family Bathroom. The Second Floor Landing leads to the principal Bedroom with En-suite and a further Guest Bedroom. Outside there is a good sized low maintenance enclosed rear garden, a shared secure gated entrance providing access to the rear of the property which offers off road parking for vehicles. The property further benefits from solar water heating and gas central heating and is being sold with No Onward Chain. Viewing of this property is highly recommended.

St. Johns Road, Lincoln, LN1 3DG



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

PORCH
With UPVC main entrance door, UPVC window, glass roof windows and radiator.

ENTRANCE HALL
With stairs to the first floor, inset spotlights and radiator.

CLOAKROOM
With WC, wash hand basin, tiled flooring, radiator and UPVC window.

UTILITY ROOM
7' 0" x 4' 2" (2.13m x 1.27m) With UPVC window to the front elevation, radiator, tiled flooring, plumbing for washing machine, gas central heating boiler and airing cupboard with pressurised hot water cylinder.

KITCHEN/DINER
24' 0" x 13' 10" (7.32m x 4.22m) Fitted with a range of wall and base cupboards, further fitted tall cupboards, an American fridge freezer, breakfast bar, tiled flooring, integral dishwasher and Britannia range cooker, granite work surfaces, sink unit and drainer, UPVC window, two wall radiators, understairs storage cupboard and double glazed Bi-folding doors to the rear garden.

FIRST FLOOR LANDING
With stairs to the second floor and inset spotlights.

LIVING ROOM
15' 9" x 13' 11" (4.8m x 4.24m) With double glazed Bi-folding doors and Juliet balcony, inset spotlights and radiator.

BATHROOM
With suite to comprise of bath, WC, wash hand basin and a fitted shower cubicle, part tiled surround, tiled flooring, extractor fan and inset spotlights.

BEDROOM
10' 2" x 7' 0" (3.1m x 2.13m) With UPVC window and radiator.

BEDROOM
7' 1" x 6' 5" (2.16m x 1.96m) With UPVC window and radiator.

SECOND FLOOR LANDING
With radiator, access to the roof void and inset spotlights.

BEDROOM
14' 1" x 13' 11" (4.29m x 4.24m) With UPVC window, radiator and fitted wardrobes, drawers and dressing table.

EN-SUITE
With fitted shower cubicle, WC, wash hand basin, tiled flooring, part tiled surround, inset spotlights, extractor fan and UPVC window.

BEDROOM
13' 11" x 13' 0" (4.24m x 3.96m) With UPVC window, fitted wardrobes and drawers and radiator.

OUTSIDE
There is a shared secure gated access leading to the rear of the properties and a parking area to the rear providing off road parking for vehicles. There is an enclosed private rear garden with a patio area.

KEY FACTS FOR BUYERS

SERVICES
All main services available. Gas central heating. Alarm system. Solar water heating.

The vendor has advised there is a monthly resentence/maintenance charge which is approx. £25pcm.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – C.

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

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

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 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Total area: approx. 132.0 sq. metres (1421.3 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Blenkin Hall, 6 St. Johns Road, Lincoln

29 – 30 Silver Street	22 Queen Street	22 King Street	46 Middle Gate
Lincoln	Market Rasen	Southwell	Newark
LN2 1AS	LN8 3EH	NG25 0EN	NG24 1AL
01522 510044	01673 847487	01636 813971	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 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.

The Property Ombudsman