

14, Lindum Road

Lincoln

MOUNT & MINSTER

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- No onward chain
- Spacious three storey Mid Terrace House
- Four double bedrooms
- Two generous reception rooms
- Modern well appointed kitchen with range cooker
- Retained character and period features
- Family bathroom
- Shower room
- Forecourt and low maintenance rear patio garden



INTRODUCTION
This delightful mid terrace Grade II Listed property offers generous accommodation split across three floors and briefly comprises entrance hall, living room, dining room and kitchen to the ground floor with access to a cellar. To the first floor there are two double bedrooms and family bathroom, with a further two double bedrooms and shower room to the second floor. The property has retained a wealth of original features and charm and has an enclosed walled garden to the rear of the property with an additional store shed.

LOCATION
Lindum Road is situated within close proximity to Lincoln Hospital and within easy access to the popular Bailgate and Cathedral Quarter of Lincoln where there are a number of shops, restaurants and amenities. The property is also close to Eastgate Tennis and Bowls Club as well at the Hockey and Cricket Club situated on Wragby Road. There are an number of supermarkets within close proximity and a regular bus service. Additional transport links include the Train Station and a short drive to the A46 Lincoln Bypass giving access to the A1 Motorway at Newark.

SCHOOLS
There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Good with school buses collecting and delivering students from the centre of the city

ACCOMMODATION

Entrance Hall
Original wooden flooring, radiator, ceiling rose, ceiling light, understairs storage cupboard, access to cellar.

Living room
Carpet, bay sash window to front, feature cast iron fireplace with a stone surround and hearth., ceiling light, radiator, glazed doors to dining room.

Dining room
Carpet, wooden sash window to rear, original recessed cabinetry, radiator, ceiling light, door to kitchen.

Kitchen
Tiled flooring, range of wall and base units with work surface over, integrated electric range cooker, hob with extractor over, integrated dishwasher, space and plumbing for washing machine, ceramic sink and drainer, wooden sash window to rear, recessed ceiling lights, tiled splashbacks, radiator, pedestrian access door leading to the garden.

First floor landing
Carpet, ceiling light, airing cupboard.

Bedroom three
Carpet, two wooden sash windows to front, ceiling light, feature fireplace with decorative surround, radiator, dressing area.







Bedroom four
Carpet, wooden sash window to rear, ceiling light, radiator, built in wardrobe, cupboard housing boiler, ornamental fireplace.

Bathroom
Painted wooden floorboards, wooden sash window to rear and side, bath, pedestal wash hand basin, heated towel rail, ceiling light. tiled splashbacks, low level WC

Second floor landing
Carpet, ceiling light, storage cupboard, velux to rood space.

Bedroom one
Carpet, wooden sash window to rear, ceiling light.

Shower room
Lino flooring, wall mounted sink, wooden sash window to rear, low level WC, wall mounted wash hand basin, fully tiled walk in shower cubicle with mains shower, tiled splashbacks, heated towel rail, recessed ceiling lights.

Bedroom two
Carpet, wooden sash windows to front, ceiling light, radiators, storage cupboard, dressing area.

OUTSIDE
To the front a gate provides access to a walled and paved courtyard with mature hedgerows with elevated views. To the rear there is a delightful enclosed low maintenance tiered walled garden with well stocked plants, flowers and shrubs along with a garden store.

METHOD OF SALE
The property is offered for sale by Modern Online Auction. Additional details available from the Agents or via our partner Agent, i-am-sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The successful buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

ENERGY PERFORMANCE CERTIFICATE
Rating: E

COUNCIL TAX BAND
Band: C
Lincoln City Council









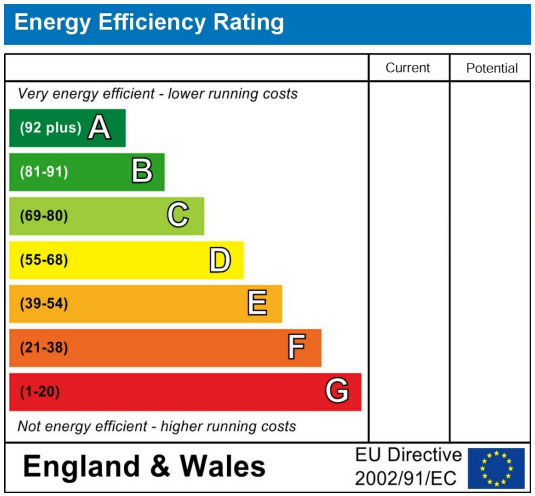


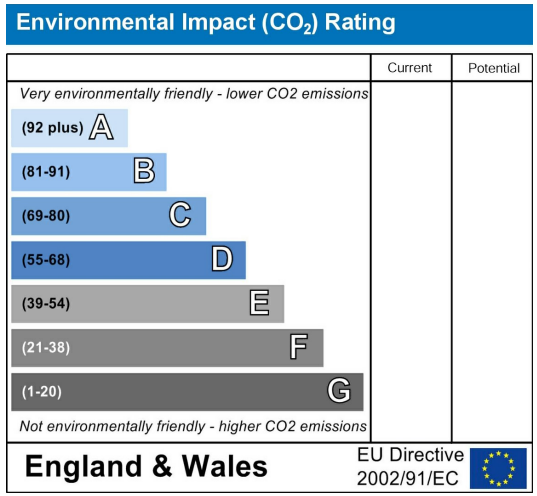
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Approx. Gross Internal Floor Area 151.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.'
Produced by Elements Property





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Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

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