



3 St Nicholas House, 70 Newport, Lincoln







## 3 St Nicholas House, Newport, Lincoln

5 minute walk to Bailgate/Cathedral    Mainline direct daily trains to London Kings Cross

Situated in this most sought after location, 3 St Nicholas House is a stunning 2 bedroom duplex apartment which is arranged over two floors and set within this fine Grade II Listed former Rectory. This luxury development of five superb apartments has been sensitively converted, blending a wealth of period features and contemporary fixtures and fittings with ornate cornicing, high ceilings and engineered oak flooring and is ideally located within walking distance to uphill Lincoln and an excellent range of nearby restaurants and shops.

In more detail, the accommodation comprises a grand communal entrance hall with bespoke kitchen, stunning sitting room, utility room and side lobby with WC to the ground floor and two large bedrooms (one with balcony) and family bathroom to the first floor with spacious landing area.

Outside, there is a large communal garden area which is principally laid to lawn and surrounded by an array of mature trees with gravelled driveway leading to two allocated parking spaces with visitor parking. To the front of the property, there is a private and enclosed paved terrace area which is flanked by hedging with an electric car charging point.



### ACCOMMODATION

#### Main Entrance Hall

Solid wood door with glazed windows and secondary door leading to:

#### Grand Entrance Hall

Communal entrance hall with solid oak flooring.

#### Kitchen/Diner

Entrance via solid wood door. Windows to front elevation with internal glazing. Bespoke kitchen comprising a range of wall and base units with soft close drawers, wine storage and solid wood work tops, Belfast sink with mixer tap, AEG oven and grill with extractor over, integrated Hotpoint dishwasher, fridge and freezer, wall mounted intercom system, engineered oak flooring and radiator.

#### Utility Room

Windows to front elevation with internal glazing. Comprising a range of wall and base units with solid wood worktops, Belfast sink with mixer tap, space and plumbing for washing machine/dryer, tiled flooring.

#### Living Room

Windows to front elevation with internal glazing and uPVC double glazed French doors leading to paved terrace area. Comprising feature fireplace housing log burner with flue set to tiled hearth with wooden mantle, a range of power points and a TV access point, engineered oak flooring and radiator.

#### Side Entrance Hall

With storage cupboard, engineered oak flooring and stairs rising to first floor landing.

#### WC

Comprising low level WC, wash hand basin with mixer tap and tiled flooring.

#### First Floor Landing

A spacious landing area with recess to accommodate a chest furniture unit, airing cupboard housing a Heatrae Sadia boiler unit with storage space above and radiator.

#### Bathroom

Part tiled comprising free standing bath with mixer tap and separate shower attachment, large walk-in shower with fitted head and separate shower attachment, low level WC, wash hand basin with mixer tap and heated towel rail.

#### Bedroom One

Bay window to front elevation with internal glazing and windows to side elevation with internal glazing. With high ceiling and radiator. Door leading to outside balcony with seating area.

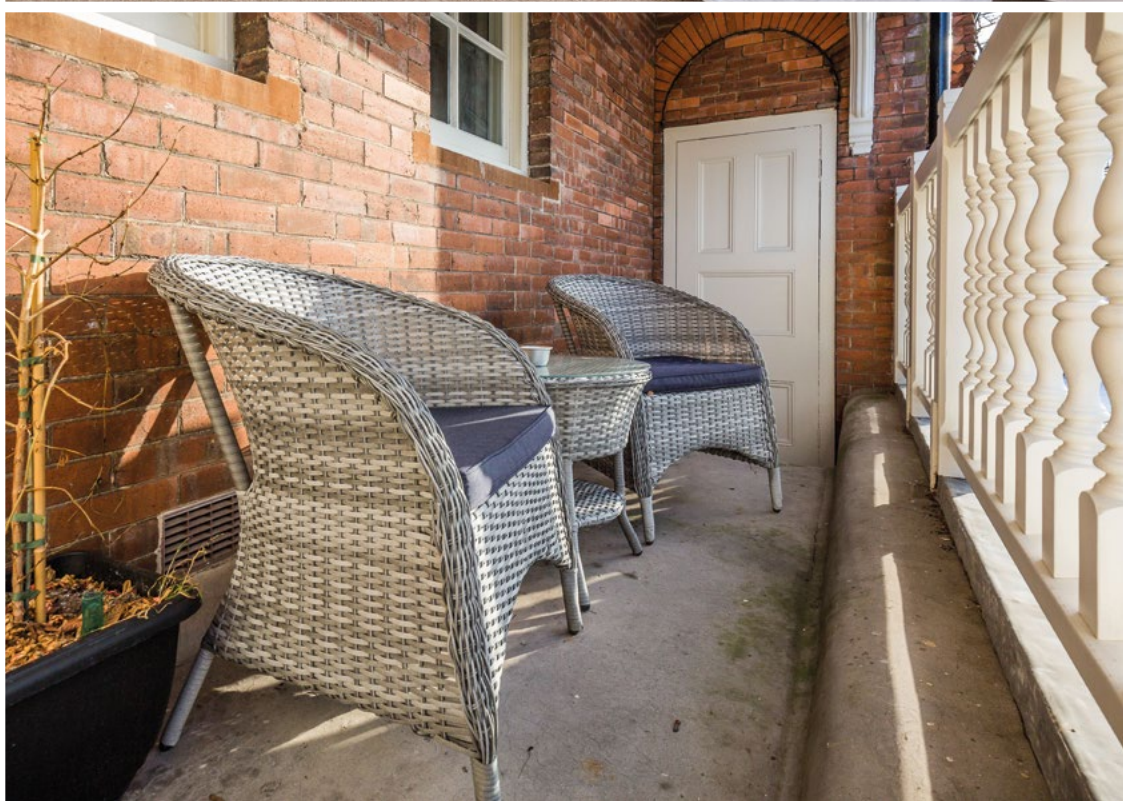
#### Bedroom Two

Windows with internal glazing to front elevation. With high ceiling and two radiators.

### OUTSIDE

Outside, there is a large communal garden area which is principally laid to lawn and surrounded by an array of mature trees with gravelled driveway leading to two allocated parking spaces with visitor parking. To the front of the property, there is a private and enclosed paved terrace area which is flanked by hedging with an electric car charging point.







## SITUATION

St Nicholas House is located in this most sought after location within walking distance of the historic Cathedral Quarter, historic Cultural Quarter, Lincoln Castle, cobbled streets of the Bailgate and famous Steep Hill.

Lincoln is a vibrant University City which offers a variety of facilities including an excellent choice of shops, restaurants, public houses and leisure facilities including Eastgate Tennis Club and Lincoln County Hospital and the BMI private Lincoln hospital are all easily accessible. Lindum Sports association with cricket ground and sports facilities is also located just a 'stone's throw' away.

There are an array of excellent nearby schools including the well-respected Minster and St Mary's private schools situated within walking distance, several excellent secondary schools within the area and also The University of Lincoln whilst the David Lloyd Health and Leisure Club at Burton Waters is only a short distance away.

For access further afield and direct commuting to London, there are several direct daily trains from Lincoln to London Kings Cross and the A15 (North) provides easy access to the M180 motorway network and Humberside Airport, whilst there is also easy access west to the A1 at Markham Moor and Newark (AI) via the A46.

## FIXTURES & FITTINGS

All fitted curtains, fixtures and fittings are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

## AGENTS NOTES

There is an intercom system and separate bin store.

## CAR CHARGING POINT

The property provides an electric car charging point.

## COUNCIL TAX

The property is in Council Tax Band C.

## TENURE

Long Leasehold - 999 year Lease commencing 2015.

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## SERVICE CHARGES

Please contact agent for more information.

## AGENT

Ben Kendall

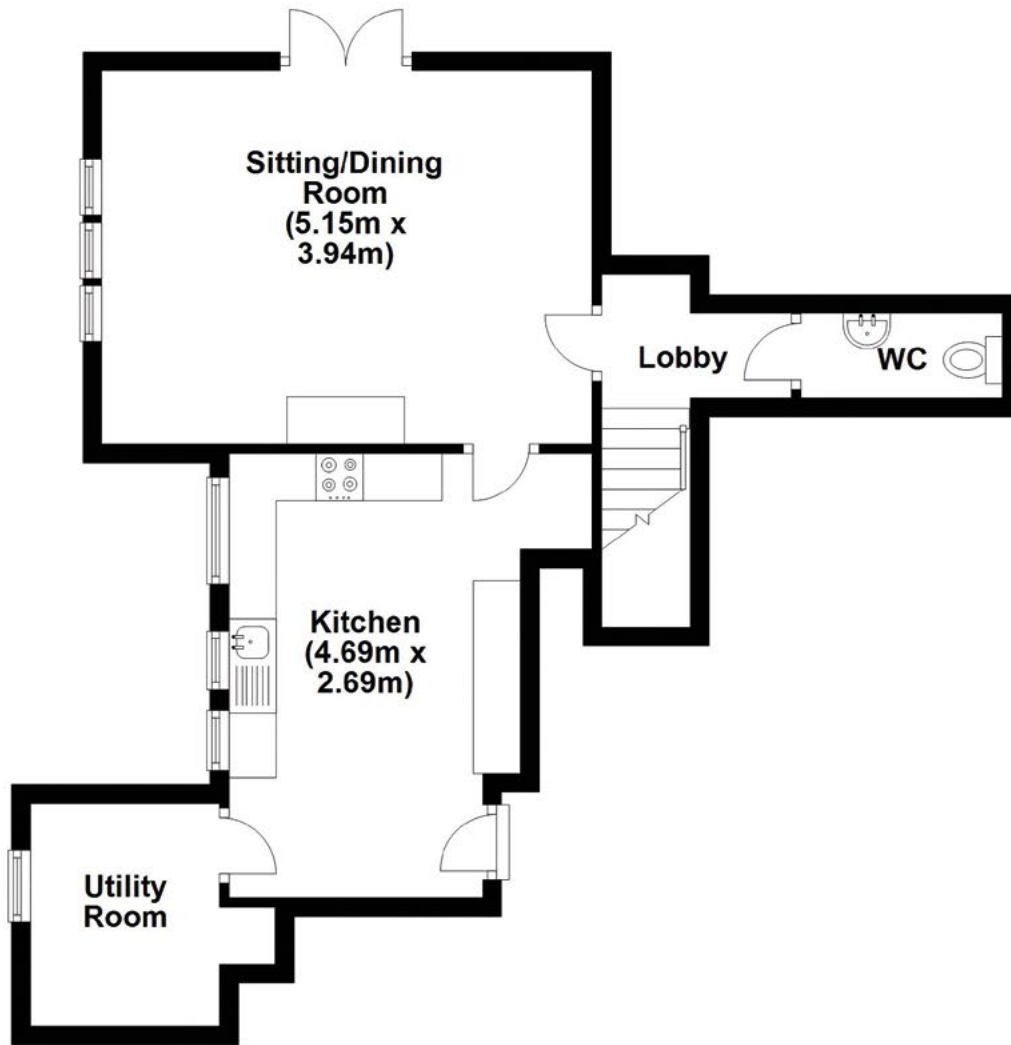
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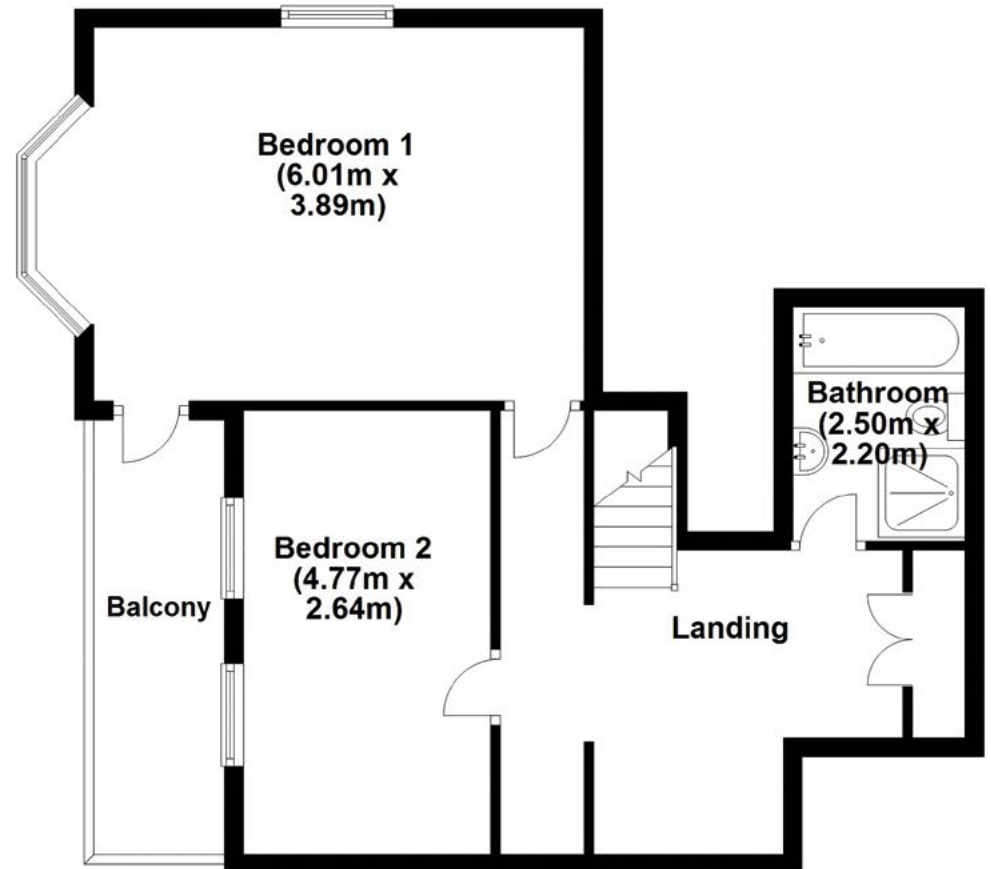
## Ground Floor

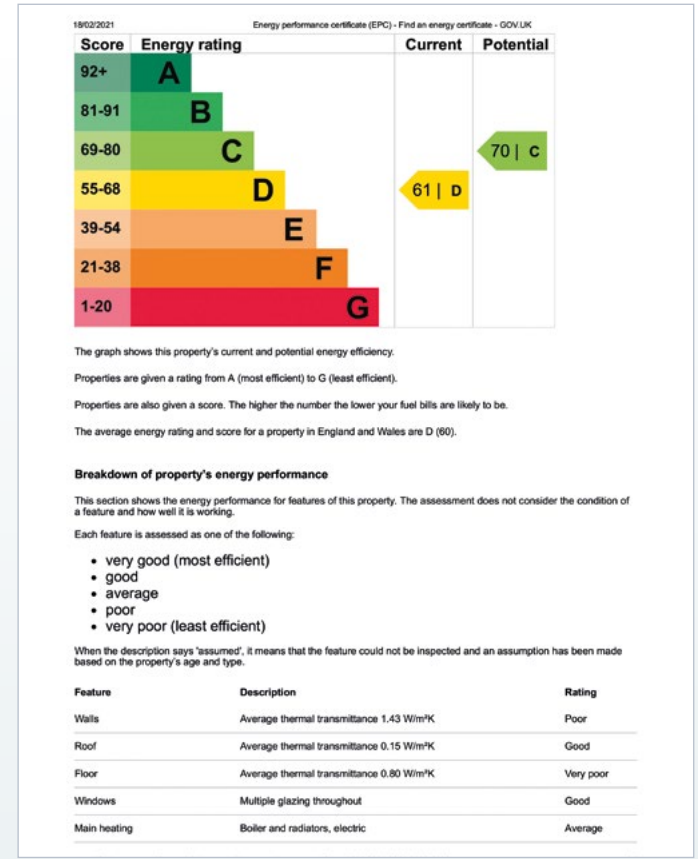
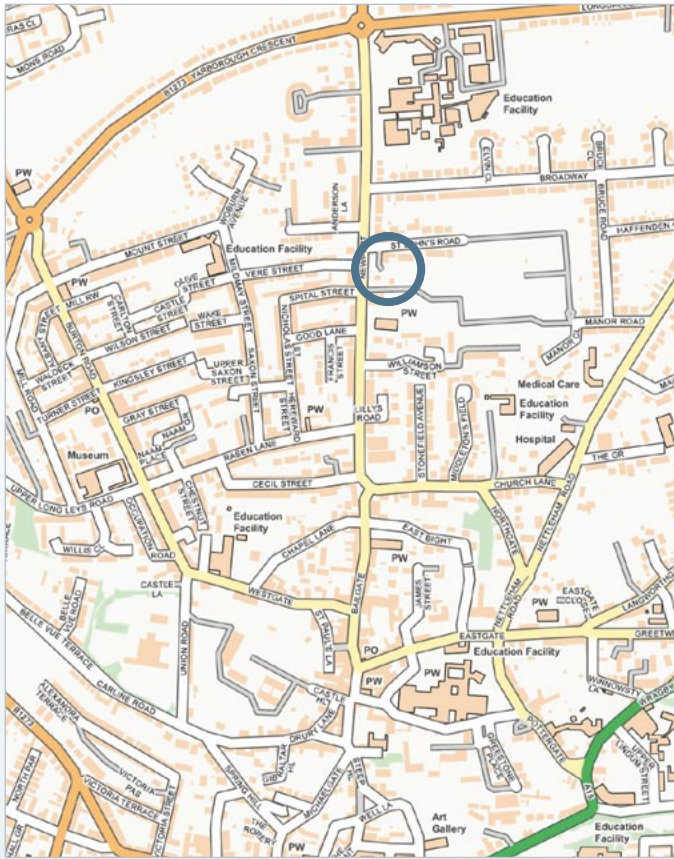
Approx. 47.9 sq. metres (515.3 sq. feet)



## First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)





POSTCODE - LNI 3DP

## Professional advice & services for PROPERTY | BUSINESS | PLANNING | ENERGY

### IMPORTANT NOTICE

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