



ge
HOTEL

Dennetts
Ice Cream Parlour
&
Cellar Tea Room

Lindum Books

INTRODUCTION

Located in the popular Bailgate area of Lincoln, this mixed use property has been highly renovated including new roof, timbers, decoration, carpets, heating NEST controls and kitchen. The accommodation comprises of a shop with sitting area and kitchen on the basement level. Separately, there is a four bedroom apartment boasting; Kitchen Diner, Utility Room, Lounge, Four Bedrooms, Ensuite and Bathroom. Outside is a decked courtyard.

LOCATION

The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic Bailgate area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate.

Entrance Hall

Wood floor and door, coving to ceiling, understairs cupboard, radiator and stairs to half landing.

Kitchen Diner

15'8" x 14'9"

Newley fitted wall and base units, integrated appliances including oven with induction hob, stainless steel extractor, dishwasher and fridge freezer, tiled splashbacks, original fireplace with painted surround and tiled inset, exposed beam, laminated floor, cupboard housing ideal gas fired boiler and ceiling light.

Utility Room

7'8" x 9'4"

Fitted base units, space and plumbing for washing machine, two under-stairs cupboards, half glazed door, laminate floor, radiator and recessed spotlights.

Bedroom Four/Study

10'0" x 7'6"

Carpet, wooden double glazed windows, radiator and two ceiling lights.

First Floor Landing

Carpet, radiator, smoke alarm and ceiling light.

Lounge

12'11" x 13'9"

Feature bay window, cast fireplace with marble surround, exposed beam, TV aerial point, picture rail, wall lights and ceiling light.

Bathroom

Tiled floor and walls, low level WC, pedestal wash hand basin, bath with mixer taps and mixer shower above, chrome and glass shower screen, large chrome ladder radiator, exposed beam, extractor and ceiling light.

Bedroom One

14'11" x 10'0"

Carpet, wood window, picture rail, exposed beam, radiator and ceiling light.

En-suite

Tiled floor and walls, low level WC, pedestal wash hand basin, mains shower with glass and chrome surround, heated towel rail, extractor and cupboard.

Second Floor Landing

Carpet, Velux window, loft access, radiator and ceiling light.

Bedroom Two

15'10" x 10'11"

Carpet, wood window, radiator and ceiling light.

Bedroom Three

15'8" x 10'0"

Carpet, wood window, radiator and wall light.

OUTSIDE

Outside the property is an enclosed decked courtyard with storage cupboard and outside tap.

METHOD OF SALE

The property is offered for sale by private treaty.

- House Across Three Stories
- Four Double Bedrooms
- Located In The Popular Bailgate Area
- No Onward Chain
- Views Of Castle Walls
- Recently Renovated Kitchen Diner
- Rear Decked Courtyard
- Passing Rent of £15,540pa

