



Greetwell Cottage, 1 Greetwell Gate

Lincoln, LN2 4AW

£475,000

NO ONWARD CHAIN - A Grade II Listed three storey, four bedroomed, detached house situated in a corner position with stunning Cathedral views and within a very short walk of the Cathedral Quarter, Bailgate and Castle Area. The property has recently been re decorated throughout and offers living accommodation to briefly comprise of Entrance Hallway, Lounge, Dining Room, Porch, WC, Kitchen and First Floor Landing leading to two Bedrooms, Bathroom and WC. There is a Second Floor Landing leading to two further Bedrooms. To the rear of the property there are gravelled gardens which look towards the Cathedral. The property further benefits from a driveway providing off road parking and an attached outbuilding. Viewing of the property is essential to appreciate the property's position within this sought after Uphill Location.



1 Greetwell Gate, Lincoln, LN2 4AW



SERVICES

All mains services available. Gas central heating.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln up Lindum Road and at the crossroads turn left on to Greetwell Gate and the property can be located on the corner of Greetwell Gate and Winnowsty Lane.

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 Bishop Grosseteste College.



ACCOMMODATION

ENTRANCE HALLWAY

With external door to side elevation, stairs to the First Floor Landing, stairs to the Cellar and radiator.

LOUNGE

14' 6" x 11' 4" (4.42m x 3.45m) With two sash windows to front elevation, electric fire and radiator.

DINING ROOM

12' 4" x 12' 3" (3.76m x 3.73m) With sash bay window to rear elevation, fireplace and surround with gas fire inset and radiator.

PORCH

With external door to rear elevation.

W.C

With timber window to side elevation, low level WC and wash hand basin.

KITCHEN

15' 6" x 10' 0" (4.72m x 3.05m) With metal window to side elevation, sash window to the other side elevation enjoying Cathedral views, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral oven and four ring electric hob, electric AGA, radiator and spotlights to ceiling.

FIRST FLOOR LANDING

With stairs to the Second Floor Landing and sash window to side elevation.

W.C

With laminate flooring, low level WC and wash hand basin.

BEDROOM 1

14' 4" x 12' 8" (4.37m x 3.86m) With sash windows to front and side elevations, radiator and storage cupboard.

BEDROOM 2

11' 4" x 9' 6" (3.45m x 2.9m) With sash window to rear elevation, feature fireplace and radiator.

BATHROOM

12' 5" x 5' 1" (3.78m x 1.55m) With timber window to rear elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail and airing cupboard housing the gas fired central heating boiler.

SECOND FLOOR LANDING

BEDROOM 3

17' 2" (max) x 12' 2" (max) (5.23m x 3.71m) With timber sash window to rear elevation and radiator.

BEDROOM 4

16' 2" (max) x 15' 5" (max) (4.93m x 4.7m) With timber sash window to front elevation and radiator.





OUTSIDE

To the rear of the property there is a low maintenance gravelled garden which has a stunning view of Lincoln Cathedral. There is a surrounding stone wall with two gates, a variety of shrubs and trees and a driveway providing off road parking.

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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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 MMRCS.

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

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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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