



## 4 East Bight

Lincoln, LN2 1QH

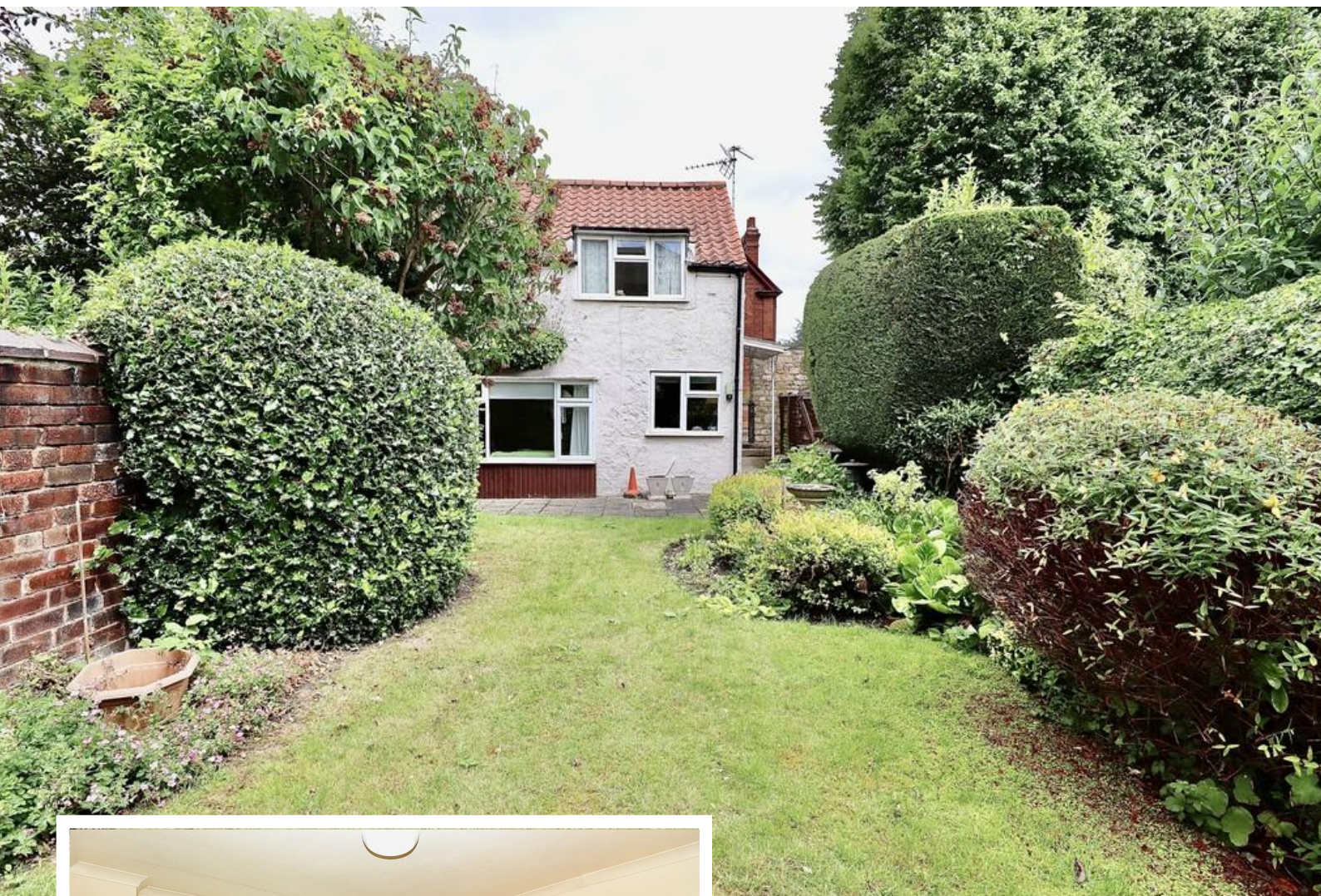
**£335,000**

**NO ONWARD CHAIN** - A rare opportunity to purchase a Detached Cottage dating back to the early 1600's in the heart of the historic area of Lincoln, just off the Bailgate and close to the Cathedral Quarter and Lincoln Castle. Internally the property does require some modernisation and offers living accommodation to briefly comprise of Entrance Hallway, Kitchen, Dining Room, Lounge which boasts many original features, Conservatory and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a cottage style garden to the rear and access to East Bight to the front.





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**SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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 University.





## DIRECTIONS

Head North out of Lincoln up Yarborough Road and at the Burton Road roundabout proceed straight across on to Yarborough Crescent. At the next roundabout turn right on to Newport and continue along, turning right on to the Bailgate under the Newport Arch and East Bight can be found on the left hand side.

## ENTRANCE HALLWAY

With timber door and uPVC double glazed window to side elevation, electric storage heater and stairs to the First Floor Landing.

## KITCHEN

8' 6" x 5' 10" (2.59m x 1.78m) With uPVC double glazed windows to rear and side elevations, vinyl 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 and spaces for a free standing cooker and fridge freezer.

## DINING ROOM

10' 8" x 9' 7" (3.25m x 2.92m) With uPVC double glazed window to rear elevation, under stairs storage cupboard and electric storage heater.

## LOUNGE

14' 0" x 13' 0" (4.27m x 3.96m) With open fire, original feature beams to ceiling, fitted display cabinet and cupboards, electric heater and door leading to the Conservatory.

## CONSERVATORY

11' 6" x 5' 9" (3.51m x 1.75m) With uPVC double glazed windows and doors to the rear garden, power points and lighting.

## FIRST FLOOR LANDING

With timber window to front elevation, electric storage heater and access to roof void.

## BEDROOM 1

11' 4" x 10' 6" (3.45m x 3.2m) With uPVC double glazed windows to rear and side elevations, built-in wardrobe and electric heater.

## BEDROOM 2

10' 11" x 8' 8" (3.33m x 2.64m) With uPVC double glazed window to rear elevation.

## BEDROOM 3

8' 4" x 6' 8" (2.54m x 2.03m) With timber window to front elevation and electric heater.

## BATHROOM

8' 3" x 5' 2" (2.51m x 1.57m) With uPVC double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin and bath with electric shower over, vinyl flooring and electric heated towel rail.

## OUTSIDE

To the front of the property there is a gate off East Bight leading to the cottage style rear garden which is mainly laid to lawn with a range of mature plants, shrubs and trees.







#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

SMS & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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 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

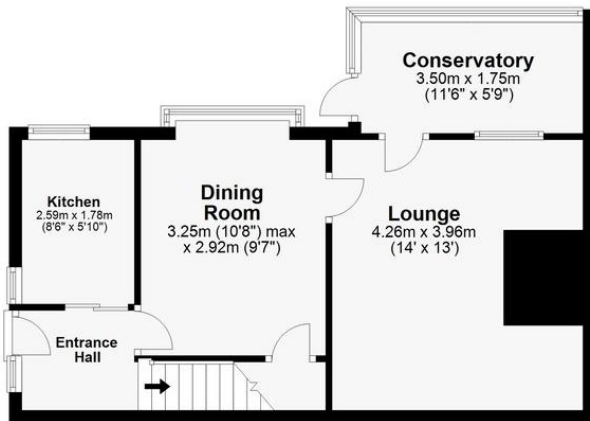
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### Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents  
Plan produced using PlanUp.

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