

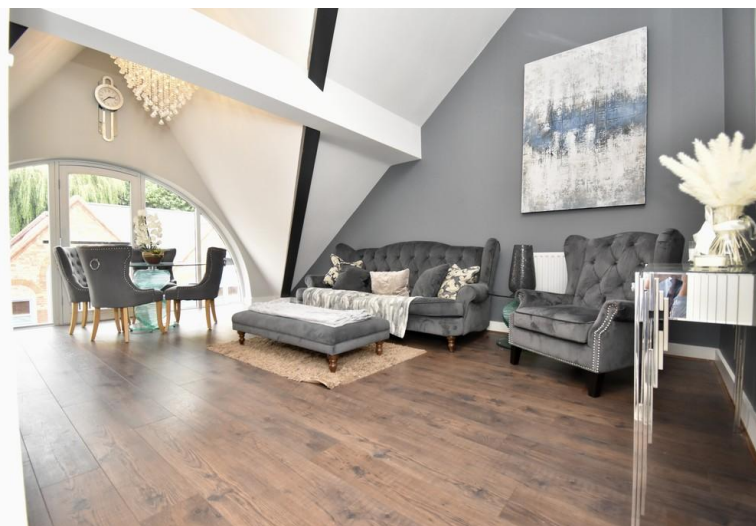


11 The Ropery

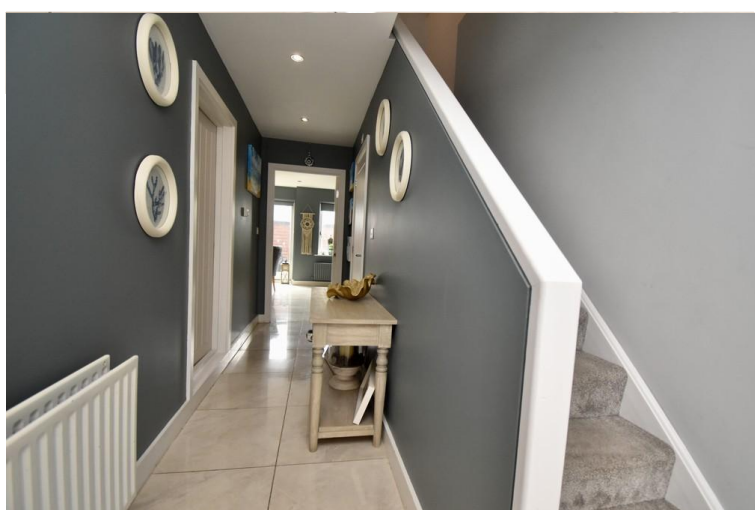
Lincoln, LN1 1EL

£350,000

11 The Ropery is a three bedroomed, three storey, modern town house situated in this gated development close to the centre of the Historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, WC and a modern fitted Kitchen Diner with a range of fitted appliances. The First Floor Landing gives access to the Bathroom, Master Bedroom with En-Suite facilities and Bedroom 2. The Second Floor Landing gives access to Bedroom 3/Study and Lounge with a feature window with views over the City. Outside there is an Integral Garage to the front and a Courtyard Garden to the rear with a range of Outbuildings.



The Ropery, Lincoln, LN1 1EL



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

Length of Lease – TBC.

Term Remaining on Lease – TBC.

Each owner has a share in the Management Company.

Annual Ground Rent - £600.00 per annum (£50.00 per calendar month) which is reviewed each April at the AGM.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

NOTE - The current Vendors will be replacing the original timber windows with uPVC windows in August/September 2022.

VIEWINGS - By prior appointment through Mundys.



DIRECTIONS

From the rear of our offices on Gasketgate, proceed along and on to West Parade. Turn right onto Beaumont Fee and immediately right again onto Motherby Lane. Turn left onto Hungate and The Ropery can be located on the left hand side.

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.

PORCH

With window and door to the Inner Hallway.

INNER HALLWAY

With tiled floor, stairs to the First Floor Landing and doors leading to the WC, Kitchen Diner and Integral Garage.

WC

With WC, wash hand basin and radiator.

KITCHEN DINER

13' 6" x 17' 4" (4.14m x 5.29m) With windows and double doors to the rear courtyard garden, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, integral dishwasher, washing machine, electric oven and four ring gas hob with extractor fan over, space for a fridge freezer and radiators.

FIRST FLOOR LANDING

With doors to the Bathroom, Master Bedroom and Bedroom 2 and stairs to the Second Floor Landing.



BATHROOM

7' 9" x 5' 9" (2.37m x 1.77m) With suite to comprise of bath, WC and wash hand basin, partly tiled walls and radiator.

MASTER BEDROOM

9' 5" x 17' 2" (2.89m x 5.25m) With three windows to the rear with views over the City, fitted double wardrobe, radiator and door to the En-Suite.

EN-SUITE

10' 0" x 4' 5" (3.07m x 1.36m) With suite to comprise of shower, WC and wash hand basin, tiled floor, partly tiled walls and radiator.

BEDROOM 2

11' 6" x 10' 7" (3.52m x 3.23m) With window to the front and radiator.



SECOND FLOOR LANDING

With doors leading to the Lounge and Bedroom 3.

BEDROOM 3

6' 6" x 17' 2" (2.00m x 5.25m) With five Velux windows to the rear and radiator.

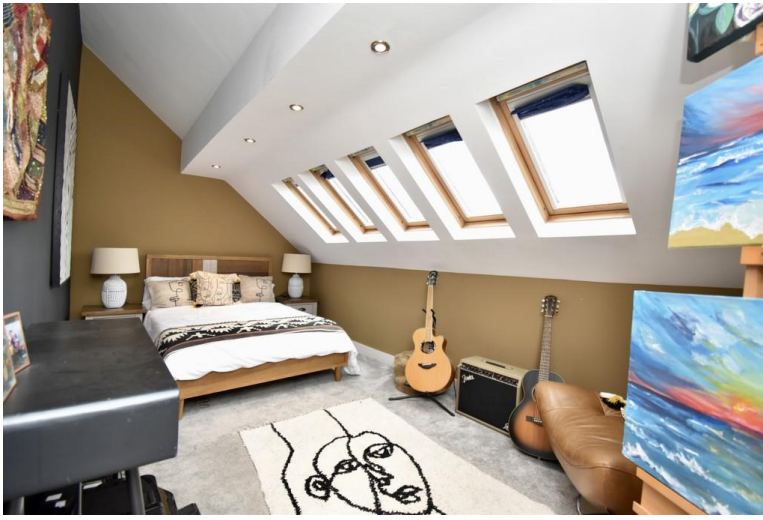
LOUNGE

19' 0" x 16' 10" (5.81m x 5.15m) With feature window to the front with views over the City, wooden flooring, built-in TV display unit and radiators.

OUTSIDE

To the rear there is a Courtyard garden with outbuilding and to the front there is an Integral Garage.





INTEGRAL GARAGE

16' 1" x 10' 3" (4.92m x 3.13m) With up and over door to the front and door Inner Hallway. Please note the Garage is the parking space for the property.

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

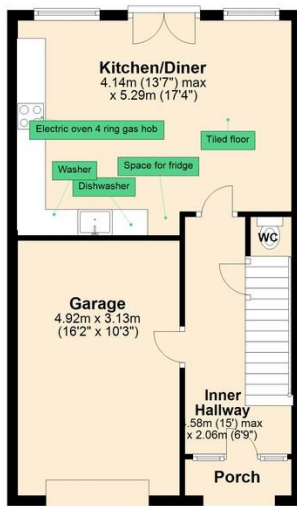
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.



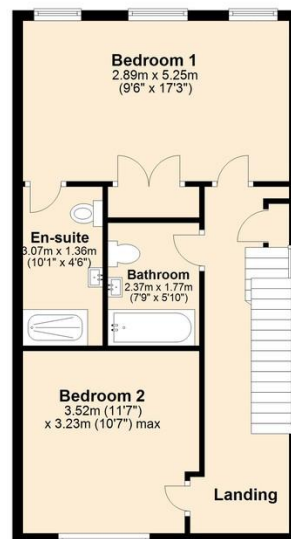
Ground Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



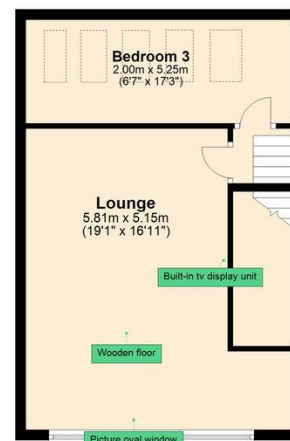
First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 138.9 sq. metres (1495.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

