

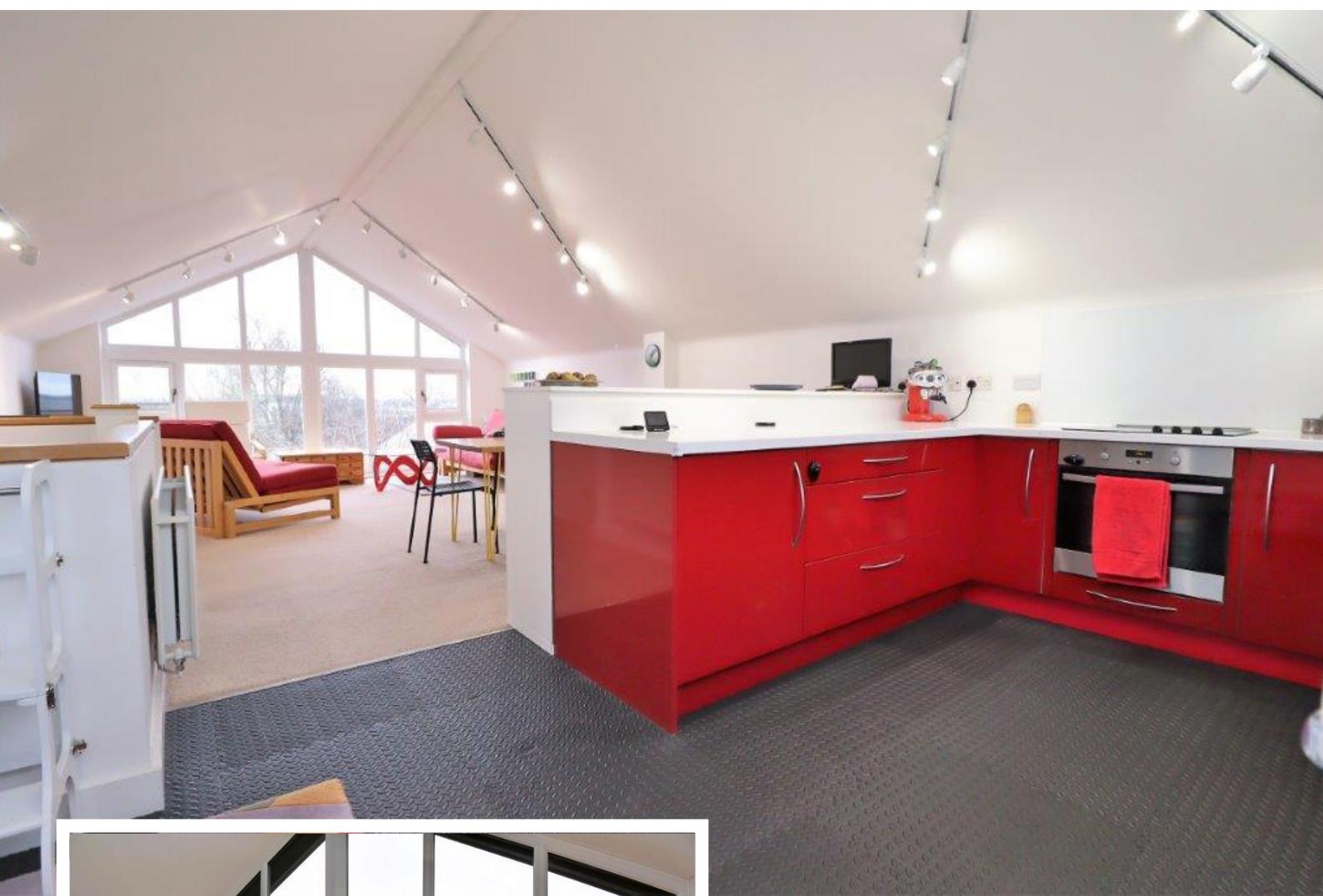
## 14 Michaelgate

Lincoln, LN1 3BT

**£425,000**

An impressive and modern three bedrooned middle town house situated in a pleasant secluded position within the heart of the historic Cathedral City of Lincoln and enjoying a private gated residence. The property has spacious living accommodation with excellent views and an abundance of natural light. The internal accommodation briefly comprises of Inner Hallway, Utility Cupboard, principal Bedroom with fitted wardrobe and En-Suite, Bedroom 2, Bedroom 3 benefitting from double doors leading to the secluded and private courtyard garden, luxury Family Bathroom and First Floor Landing giving access to the Open Plan Living Dining Kitchen incorporating a range of fitted appliances. The property benefits from fantastic views over the City and towards the Cathedral. Outside there is a private sun terrace and an Integral Single Garage. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**SERVICE CHARGE INFORMATION**

Annual Service Charge Amount - £70.00 per calendar month (£840.00 per annum).

Service Charge Reviewed - Annually in December in readiness for next financial year which runs from January to December.

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

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**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.

## INNER HALLWAY

With door to the front aspect and doors to the main bedroom, two further bedrooms and bathroom.

## UTILITY CUPBOARD

With radiator, plumbing and space for a washing machine and tumble dryer and hanging rail.



## BEDROOM 1

14' 8" x 9' 1" (4.48m x 2.78m) , with UPVC window to the front aspect, fitted wardrobe, radiator and door to the en-suite.

## EN-SUITE

With suite to comprise of shower, WC and wash hand basin, partly tiled walls, extractor fan and a chrome towel radiator.

## BEDROOM 2

12' 5" x 9' 4" (3.79m x 2.86m) , with UPVC window to the rear aspect and radiator.

## BEDROOM 3

8' 0" x 9' 8" (2.46m x 2.97m) , with double UPVC doors to the rear garden and radiator.

## BATHROOM

7' 5" x 5' 9" (2.27m x 1.76m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC, wash hand basin, chrome towel radiator and partly tiled walls and fitted cupboard with sliding doors.

## OPEN PLAN LIVING DINING KITCHEN

31' 1" x 16' 0" (9.48m x 4.88m) , with picture UPVC window overlooking the City, UPVC windows to the front with views over the Cathedral, door to the side providing access to the sun terrace, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven, four ring electric hob with Caple retractable extractor fan, wall mounted gas combination boiler and integral dishwasher, fridge and freezer.

## SUN TERRACE 2

4' 8" x 9' 8" (1.52m x 2.97m) , with views over the City.

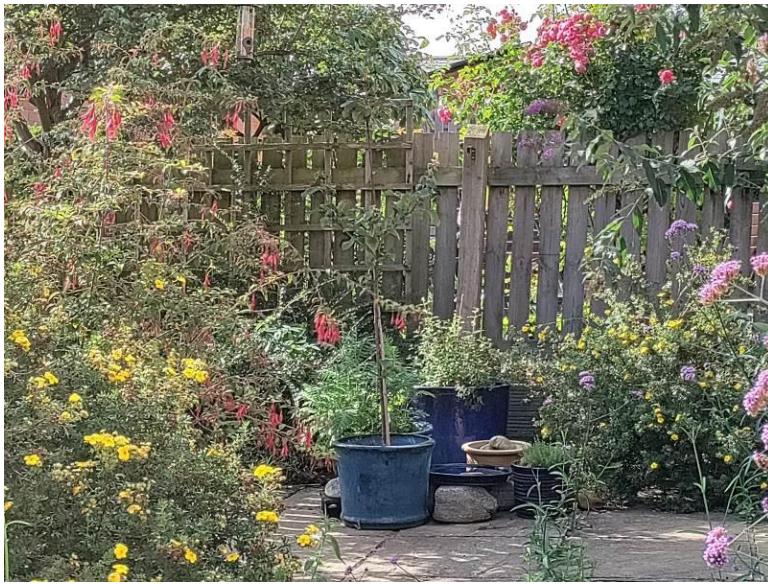
## OUTSIDE

To the front of the property there is a space to park a small car in front of the garage. The rear of the property is a small, paved courtyard planted with flowering shrubs, climbers and a small blossom tree.

## GARAGE

16' 9" x 9' 8" (5.11m x 2.97m) , with electric roller door to the front aspect, power and lighting.





## NOTE

The two garden pictures used in the marketing of this property were taken by the Vendors in September 2022.

### WEBSITE

Our detailed web site 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](http://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.

CWJ and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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, you 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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

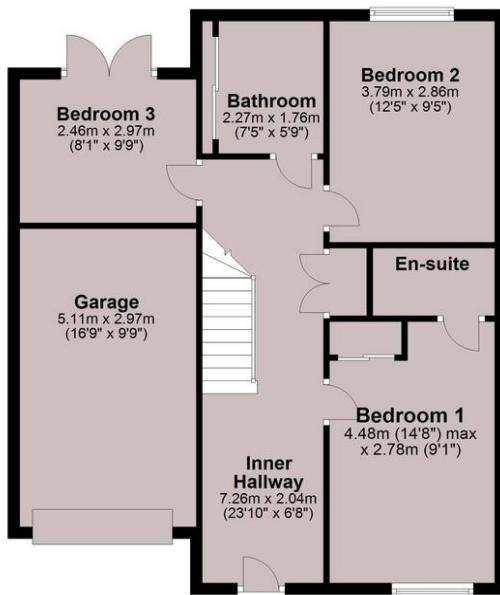
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 71.2 sq. metres (766.7 sq. feet)



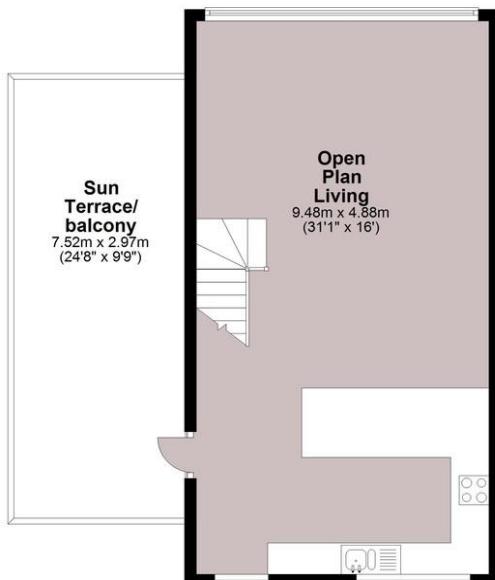
Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

14 michael gate

### First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



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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 and 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.

