This is a fantastic opportunity to purchase a cottage of character in the popular uphill area of Lincoln, close to the Bailgate, Cathedral and Castle. The property does require slight modernisation, but does offer spacious living accommodation to comprise of Lounge, Dining Room, Study, Kitchen, Covered Rear Entrance Porch and First Floor Landing leading to three Bedrooms and Family Shower Room. Outside there is a gated driveway providing secure off road parking and giving access to the rear garden and the Garage. Viewing of the property is recommended to appreciate the accommodation on offer.
1 Church Lane, Lincoln, LN2 1QJ

SERVICES
All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS
Head out of Lincoln along Burton Road and turn right on to Rasen Lane. At the T-junction turn right on to Newport and proceed along on to Church Lane where the property can be located on the left hand side.

LOCATION
Located on Newport in the popular Uphill area of Lincoln, close to a wide range of local amenities and within easy walking distance to the Bailgate, Cathedral Quarter and Lincoln City Centre.
LOUNGE
22' 4" x 11' 6" (6.81m x 3.51m) With uPVC window to the front aspect, wooden door to the front, gas fire with brick surround, doors leading to the Study, Dining Room, and Kitchen, stairs to the First Floor Landing and two radiators.

STUDY
6' 4"x 4' 7" (1.93m x 1.4m) With window to the covered rear entrance, door to the Lounge and radiator.

DINING ROOM
11' 2" x 11' 10" (3.4m x 3.61m) With uPVC window to the front aspect, decorative brick fireplace with shelving and cupboards either side, glass panelled door to the Lounge and radiator.

KITCHEN
10' 10" x 9' 6" (3.3m x 2.9m) With uPVC window and door to the Rear Entrance Porch, fitted with base units and drawers with work surfaces over, stainless steel double sink with mixer tap above, spaces for a cooker, fridge, dishwasher and washing machine, wall mounted units with complementary tiling below, wall mounted gas central heating boiler and extra fan.

FIRST FLOOR LANDING
With doors to three Bedrooms and Shower Room.

BEDROOM 1
11' 6" x 11' 5" (3.51m x 3.48m) With uPVC window to the front aspect and radiator.

BEDROOM 2
11' 8" x 11' 9" (narrowing to 8' 3") (3.56m x 3.58m) With uPVC window to the front aspect, radiator and shelving with brickwork surround.

BEDROOM 3
9' 11" x 9' 4" (3.02m x 2.84m) With uPVC window to the side aspect, window seat and radiator.

SHOWER ROOM
10' 0" x 8' 9" (3.05m x 2.67m) With uPVC window to the rear aspect, suit to comprise of walk-in double shower, WC and wash hand basin, radiator and airing cupboard housing the hot water tank and shelving.

COVERED REAR ENTRANCE
With doors to the Kitchen and outside store/coal shed.

OUTSIDE
There is a gated driveway providing secure off road parking to the side and giving access to the rear lawned garden with mature shrubs and trees, paved seating area and the Detached Garage.
GARAGE
20' 1" x 9' 4" (6.12m x 2.84m) With up and over door to the front aspect, power and lighting. To the rear of the garage there is a storage area for the wheelie bins.

WEB SITE
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.

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 510088 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 that all 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 50.3 sq. metres (541.9 sq. feet)

First Floor
Approx. 46.1 sq. metres (496.2 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purpose 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.