



5 East Bight

Lincoln, LN2 1QH

£750,000

This is a Grade II Listed detached coach house of character positioned in this popular Uphill Area of Lincoln, just off the Bailgate. The property is approached via East Bight or vehicular access via James Street and is positioned on a mature plot with views of the Cathedral. The property has internal accommodation, that has been improved by the current owners, to comprise of Kitchen, Inner Hallway, Lounge with full height ceilings and vaulted windows, Pantry, Dining Room, Family Bathroom, Sitting Room with views of the Cathedral, Study, Sun Room, Ground Floor Master Bedroom with Dressing Room and En-suite and First Floor Landing leading to two further Bedrooms and a WC. The property has a well stocked garden and a driveway providing off road parking for numerous vehicles. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys

LOCATION

Exceptional location within the Cathedral Quarter of Lincoln, within close walking distance of the Bailgate Shops, Cathedral, Lincoln Castle, local restaurants, public houses and the historical monuments such as Newport Arch. The location provides easy access to the City Centre, Central Train Station and the A46 leading to Newark, A1 and beyond. All grades of schooling are available close by in Uphill Lincoln.





DIRECTIONS

Proceed up Lindum Hill, bearing left at the Adam and Eve Public House into Pottergate. Continue across the mini roundabout passing under the arch to the traffic lights. Continue straight across the lights, bearing left into Northgate which soon becomes Church Lane. Just as the road bends to the right, turn left into Bailgate under Newport Arch. Continue through Bailgate into Eastgate. James Street is the first turning on the left, opposite Minster Yard and the Cathedral which are on the right hand side. The property is situated at the end of James Street, on the left. On foot, walk uphill from the High Street. Proceed straight uphill through The Strait into Steep Hill. At the top of Steep Hill, turn right at the Magna Carta Public House to walk under the arch towards the front of the Cathedral. Bear left along the cobbled Minster Yard. Cross over Eastgate into James Street, which gives vehicular access to the property.

ACCOMMODATION

KITCHEN

10' 6" x 10' 6" (3.2m x 3.2m) , with windows and door to the front aspect, fitted with a range of base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap above, double oven and grill, four ring electric hob with extraction above, spaces for automatic washing machine and fridge freezer, wall mounted units with complementary tiling below, radiator and glass panelled door to the inner hallway.

INNER HALLWAY

With access door to East Bight, doors to the lounge, pantry, airing cupboard, dining room and family bathroom, archway to the sitting room and radiator.

LOUNGE

23' 7" x 17' 6" (7.19m x 5.33m) , with full height vaulted ceilings, arch stained glass windows to the side aspect, arch windows and double doors to the front garden with views of the Cathedral, a gas fire with stone hearth and surround, radiator and stairs to the first floor.

PANTRY

With shelving.

DINING ROOM

11' 9" x 7' 10" (3.58m x 2.39m) , with arch lancet stone window to the front aspect, wooden flooring and a radiator.





BATHROOM

8' 9" x 5' 2" (2.67m x 1.57m) , with UPVC window to the side aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, radiator, tiled flooring and partly tiled walls.

SITTING ROOM

15' 9" x 13' 5" (4.8m x 4.09m) , with feature wooden double glazed window overlooking the Cathedral and doors to the study and master bedroom.

MASTER BEDROOM

10' 10" x 13' 11" (3.3m x 4.24m) , with UPVC door to the rear courtyard, Velux window to the ceiling, radiator and doors to the dressing room and en-suite.



EN-SUITE

10' 10" x 7' 7" (3.3m x 2.31m) , with tiled flooring, tiled walls, suite to comprise of bath, double shower cubicle, wash hand basin and WC and a chrome towel radiator.

STUDY

12' 1" x 8' 1" (3.68m x 2.46m) , with feature arch window and archway to the sun room.

SUN ROOM

15' 7" x 20' 1" (4.75m x 6.12m) , with ceramic tiled flooring, double glazed wooden windows and double doors to the garden and feature stone walls.



FIRST FLOOR LANDING

With doors to two bedrooms, WC and airing cupboard housing the hot water tank and shelving.

BEDROOM 2

11' 10" x 12' 1" (3.61m x 3.68m) , with UPVC window to the side aspect, radiator and fitted wardrobes.

BEDROOM 3

10' 5" x 8' 5" (3.18m x 2.57m) , with UPVC window to the front aspect, radiator and fitted wardrobes.

WC

With WC and wash hand basin.

OUTSIDE

To the front of the property there is a gated driveway (accessed via James Street), decorative gravelled beds and hardstanding area, lawned garden with mature shrubs and trees and views of the Cathedral.





SHED

14' 1" x 9' 2" (4.29m x 2.79m) , with power, lighting, door to the front aspect and window to the side aspect.

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

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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.

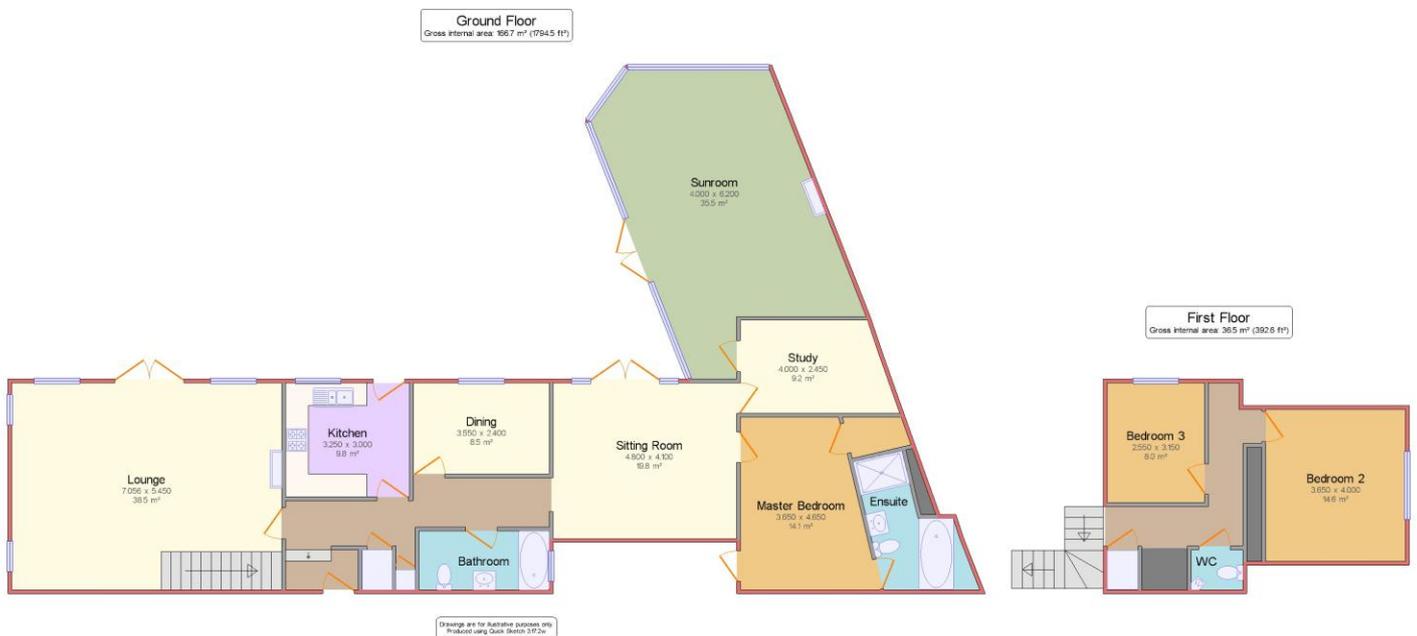
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29 – 30 Silver Street
Lincoln
LN2 1AS

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

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