



1 Eastcliff Road

Lincoln, LN2 5RU

£700,000

This is a four bedroomed Victorian property with a separate two bedroomed apartment. The property has spacious living accommodation to comprise of an Entrance Porch, Reception Hallway, Rear Hallway, Lounge, Dining Room, Family Room, Family Shower Room, Breakfast Room, Kitchen, Utility Room, Cellar and First Floor Landing giving access to Four Bedrooms and Bathroom. Separate Two Bedroom Apartment with accommodation to comprise of Entrance Hall, Ground Floor Bedroom, First Floor Landing leading to Kitchen, a Second Floor Landing leading to further Bedroom and Bathroom and Lounge with loft storage. Outside the properties both have gated off road parking. The apartment is currently let out at £600pcm on an assured shorthold tenancy. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits within this popular residential area of Lincoln.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Lindum Hill, bear right onto Upper Lindum Street and then right again onto Lindum Terrace. Continue along and then turn left onto Eastcliff Road where the property can be located.

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 College.



COVERED ENTRANCE PORCH

With mosaic tiled flooring, stained glass windows and door to the front aspect.

RECEPTION HALLWAY

With doors to the lounge, dining room, family room, family shower room and rear hallway.

REAR HALLWAY

With doors to the breakfast room, kitchen and utility room and a further door leading to the apartment.

LOUNGE

17' 11" x 15' 0" (5.46m x 4.57m) , with walk-in bay window and doors to the garden, open fireplace with marble hearth and decorative wooden surround, radiator, wooden flooring, decorative coving, ceiling rose and chandelier.



DINING ROOM

12' 11" x 15' 7" (3.94m x 4.75m) , with window and doors to the garden, open fireplace with marble hearth and decorative wooden surround and radiator.

FAMILY ROOM

15' 10" x 15' 7" (4.83m x 4.75m) , with walk-in bay window to the side aspect, wooden flooring, open fireplace with marble hearth and decorative wooden surround, radiator and feature coving to ceiling.

FAMILY SHOWER ROOM

24' 1" x 3' 1" (7.34m x 0.94m) , with window to the front aspect, tiled flooring, suite to comprise of WC, wash hand basin, bidet and shower cubicle and radiator.



BREAKFAST ROOM

12' 9" x 12' 1" (3.89m x 3.68m) , with window to the rear aspect, original iron oven, fitted storage cupboards, servants bells to the bedrooms, door to the kitchen and radiator.

KITCHEN

13' 5" x 8' 6" (4.09m x 2.59m) , with windows to the rear and side aspects, wooden flooring, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above, wall mounted units and a radiator.



UTILITY ROOM

6' 9" x 9' 0" (2.06m x 2.74m) , with window to the side aspect, tiled flooring, fitted with base units and drawers with work surfaces over, wall display cupboards, spaces for automatic washing machine and tumble dryer, steps down to the cellar and staircase to the first floor galleried landing and steps up to a balcony.

FIRST FLOOR GALLERY LANDING

With doors to balcony, four bedrooms and family bathroom.



BEDROOM 1

15' 0" x 18' 0" (4.57m x 5.49m) , with windows to the front and side aspects, radiator and decorative coving.

BEDROOM 2

14' 3" x 11' 11" (4.34m x 3.63m) , with window and door to the balcony, decorative fireplace and radiator.

BEDROOM 3

14' 3" x 11' 11" (4.34m x 3.63m) , with window to the side aspect, radiator and decorative fireplace.

BEDROOM 4

12' 8" x 13' 7" (3.86m x 4.14m) , with window to the rear aspect and radiator.



BATHROOM

10' 1" x 8' 8" (3.07m x 2.64m) , with window to the side aspect, suite to comprise of bath, WC and wash hand basin, radiator and airing cupboard housing the hot water tank and shelving.

OUTSIDE

Outside the main residence there is a lawned area to the front, paved seating areas to the front and side and a gated driveway providing off road parking for many vehicles and giving vehicular access to the Apartment.

APARTMENT

ENTRANCE HALL

With door and window to the side aspect and door to the ground floor bedroom.

GROUND FLOOR BEDROOM

6' 8" x 9' 9" (2.03m x 2.97m) , with window to the rear aspect and radiator.

FIRST FLOOR LANDING

With door to main residence, window to the front aspect, door to the kitchen and stairs to the second floor landing.

KITCHEN

14' 0" x 10' 0" (4.27m x 3.05m) , with window to the front aspect, radiator, wooden flooring, fitted with base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, spaces for cooker, fridge and washing machine and wall mounted units with complementary tiling below.

SECOND FLOOR LANDING

With window to the side aspect, door to the bathroom and lounge and steps up to the bedroom.

BATHROOM

9' 6" x 7' 2" (2.9m x 2.18m) , with Velux window to the side aspect, suite to comprise of bath, WC and wash hand basin, partly tiled walls and radiator.





BEDROOM 1

13' 5" x 12' 8" (4.09m x 3.86m) , with window to the rear aspect and an open fire place.

LOUNGE

13' 6" x 18' 4" (4.11m x 5.59m) , with window to the side aspect, radiator and decorative fire place.

LOFT STORAGE AREA

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

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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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FLOORPLAN TO FOLLOW

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