



Castle Villa, Drury Lane, Uphill, Lincoln



Castle Villa, 14 Drury Lane, Uphill, Lincoln

Set in this most sought after of uphill locations, backing onto Lincoln Castle battlements, this period detached townhouse enjoys a prime position offering light, spacious and well presented living space throughout.

Accommodation briefly comprises of reception hall, bay fronted drawing room, formal dining room, breakfast kitchen and cloakroom to the ground floor, whilst to the first floor, a spacious landing opens onto four double bedrooms, single bedroom/study and family bathroom.

Outside, off street parking leads to an integral garage, whilst to the rear are attractive, principally walled lawn gardens, with steps leading up to a raised terrace. Furthermore, within the grounds is a detached brick and pantile barn currently utilised as office space.



ACCOMMODATION

Entrance Vestibule

Entrance via twin original wooden, etched doors, wooden sash windows to front, exposed brickwork, tiled flooring, original wooden glazed door into:

Reception Hall

Cornicing, original wooden stripped stained glass door into rear hall, radiator.

Reception Room 4.54m x 4.31m (14'11 x 14'2)

Wooden bay sash window to front, feature fireplace with marble surround, cast iron and tiled insert, marble hearth, gas flame effect fire, original cornicing, wooden parquet flooring, radiator.

Rear Hall

Stairs rising to first floor landing, cloaks cupboard.

Dining Room 3.94m x 3.41m (12'11 x 11'2)

Twin wooden sash window to rear, glazed wooden door to side, wooden parquet flooring, radiator.

Breakfast Kitchen 4.23m x 3.77m (13'10 x 12'4)

Twin wooden sash windows to side and rear, glazed wooden French door to rear, contemporary range of matching wall and base units with roll top work surfaces, AEG appliances include, oven, combi microwave oven, coffee maker, induction hob with griddle and extractor over, integrated dishwasher, space for large fridge freezer, twin Belfast sink, tiled flooring, radiator.

Downstairs Cloakroom 2.98m x 1.35m (9'9 x 4'5)

Partially obscured wooden sash window to rear, hidden cistern WC, cupboard housing washing machine, tiled flooring, heated towel rail.

First Floor Landing

Access to loft space, linen cupboard, radiator.

Bedroom One 4.55m x 4.33m (14'11 x 14'2)

Dual aspect wooden sash windows to front and side, fireplace, marble surround, gas flame effect fire, radiator.

Bedroom Two 4.34m x 3.93m (14'3 x 12'11)

Wooden sash window to front, radiator, walk in wardrobe with sash window to side.

Bedroom Four 4.25m x 3.76m (13'11 x 12'4)

Sash windows to side and rear, radiator.

Bedroom Three 3.49m x 2.84m (11'5 x 9'4)

Twin wooden sash windows to rear, walk in wardrobe, radiator.

Bathroom

Sash window to rear, three piece white suite comprising, hidden cistern WC, wash hand basin in vanity unit, "P" shaped bath with shower over, part tiled, heated towel rail, linen cupboards.

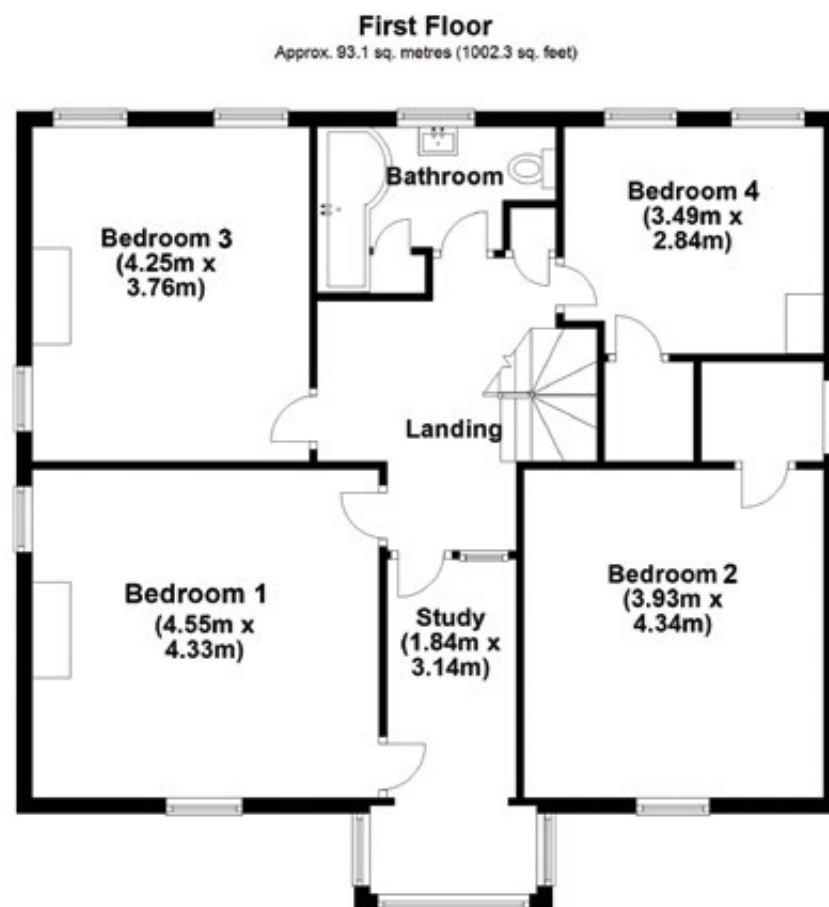
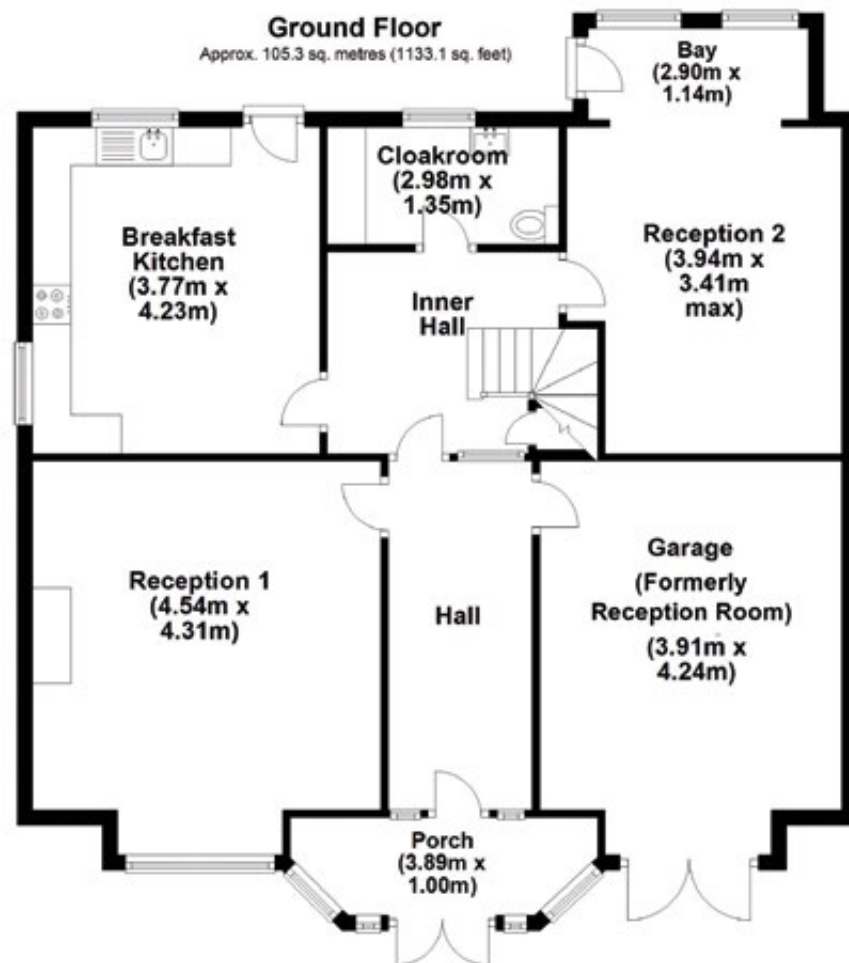
Bedroom Five/Study 3.14m x 1.84m (10'4 x 6'0)

Wooden box bay sash window to front, radiator.

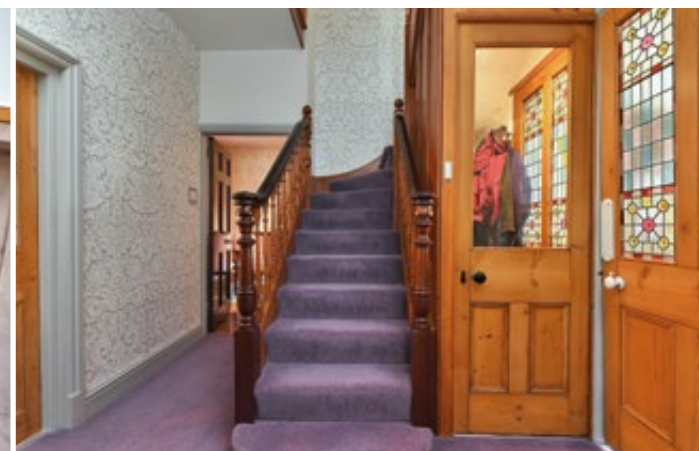
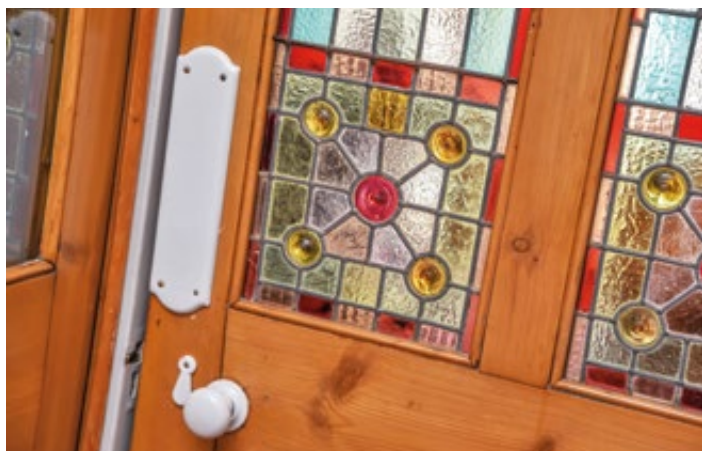
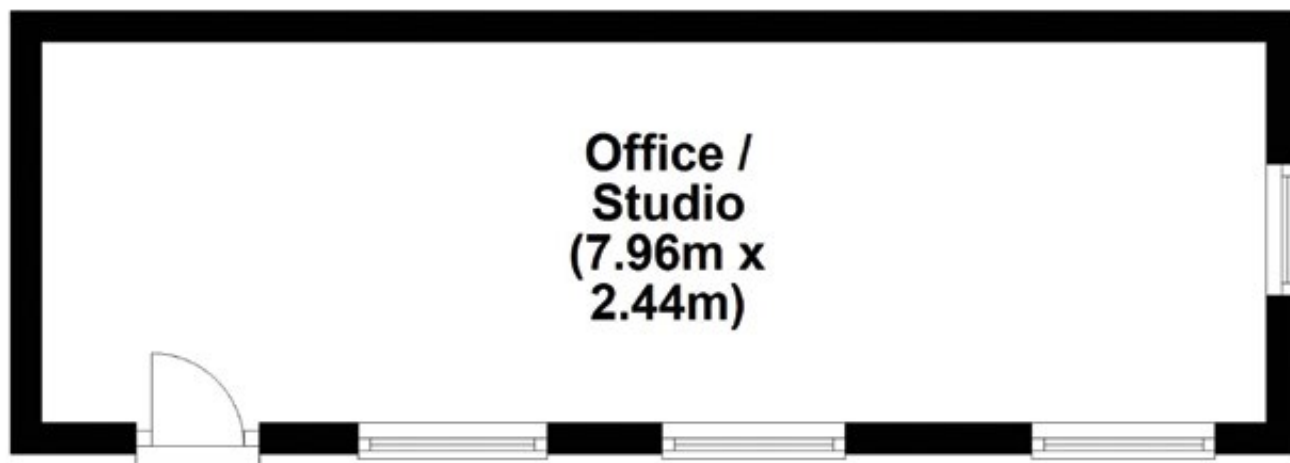
OUTSIDE

Front elevation, off road parking leads to converted garage (original reception room), side access leads through stone arch gateway with cast iron gate, to rear gardens. Patio area leading to lawn garden, stone wall surround, raised patio area, steps leading to further hard landscaped garden with summerhouse, backing onto the Castle wall.





Detached Brick and Pantile Barn
Door to side, three wooden windows to side,
vaulted ceiling, exposed beam work.







Energy Performance Certificate

14, Orury Lane, LINCOLN, LN1 3BN

Dwelling type: Detached house
Date of assessment: 11 March 2020
Date of certificate: 11 March 2020

Reference number: 6209-3696-8922-4697-4703
Type of assessment: RdSAP: existing dwelling
Total floor area: 174 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 7,107**

Over 3 years you could save **£ 3,618**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 309 over 3 years	
Heating	£ 6,336 over 3 years	£ 3,459 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 7,107	£ 4,089	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

How energy efficient is your home?

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is Band D (rating 60). The EPC rating shown here is based on standard assumptions about eco-efficiency and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,800
2 Floor insulation (suspended floor)	£800 - £1,200	£ 228
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 171

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.energyadvice.org.uk or call telephone 0800 664209. The Green Deal may enable you to make your home warmer and cheaper to run.

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POSTCODE: LN1 3BN

SERVICES

Mains water & electricity. Gas central heating with mains drainage. None of the services or appliances have been tested by the agent.

TENURE

Freehold. For Sale by Private Treaty.

COUNCIL TAX

The property is in Council Tax Band G.

FIXTURES & FITTINGS

All items specifically mentioned in these particulars are included in the sale. Certain additional items may be available for purchase by separate negotiation.

LOCAL AUTHORITY

Lincoln City Council - 01522 881188

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

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