



6 Gerald's Close, Lincoln



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Situated on this most sought after close within walking distance to Lincoln Cathedral and the historic Bailgate area, 6 Gerald's Close is a unique opportunity to purchase this well-presented detached four bedroom family home which provides versatile and spacious living accommodation arranged over two floors. The property has undergone a scheme of refurbishment by the current owner and provides a stunning and enclosed south facing garden to the rear within the popular uphill location.

In more detail, the accommodation comprises entrance hall, lounge, sitting room, kitchen/breakfast room and shower room to the ground floor with four bedrooms, one with en-suite and family bathroom to the first floor.

Outside, there is a block paved driveway to the front which provides off street parking with attached garage to the front with electronically operated up and over doors, and a stunning south facing garden to the rear elevation which is principally laid to lawn with an array of specimen trees, planted beds, borders and paved terrace area.



ACCOMMODATION

Entrance Hall

uPVC double glazed external door and uPVC double glazed window to front elevation. With stairs rising to the first floor landing, two radiators, laminate flooring, under stairs storage cupboard, ultra-low voltage LED spotlighting, coving to ceiling.

Sitting Room 4.47m x 3.58m

uPVC double glazed box bay window to front elevation. Laminate flooring, radiator, coving to ceiling, ultra-low voltage LED spotlighting, telephone point, TV point and power points.

Lounge 7.44m x 5.97m

Two uPVC double glazed sliding doors to the rear elevation with blinds and stunning views on to the rear garden. With laminate flooring, three radiators, ultra-low voltage LED spotlighting, coving to ceiling, TV point and power points.

Kitchen/Breakfast Room 7.87m x 2.11m

uPVC obscure double glazed external door to side elevation, uPVC double glazed window with blind to rear elevation, tiled flooring, fitted with a range of wall and base units and drawers with work surfaces over, breakfast bar, integral oven tiled splash-backs, four ring gas hob with extractor fan over, granite composite sink unit and drainer with mixer tap, spaces

for a washing machine, tumble dryer, fridge and freezer, radiator, ultra-low voltage LED spotlighting, coving to ceiling and power points.

Shower Room

uPVC double glazed window to side elevation. With tiled flooring, part tiled walls, suite to comprise of low level WC, wash hand basin and shower cubicle with electric shower, heated towel rail, extractor fan, ultra-low voltage LED spotlighting and cupboard space housing the wall mounted gas fired central heating boiler.

First Floor Landing

uPVC double glazed window to front elevation with blind. With laminated flooring, banister rail, radiator, ultra-low voltage LED spotlighting, coving to ceiling, built-in storage and doors leading to four Bedrooms and Family Bathroom.

Bedroom One 5.82m x 3.61m

uPVC double glazed window with fly screen and blinds to rear elevation, laminate flooring, built-in wardrobes and drawers, coving to ceiling, radiator, power points, ultra-low voltage LED spotlighting and door to the En-Suite Shower Room.

En-Suite Shower Room

Fully tiled with tiled flooring, suite to comprise of low level WC, wash hand basin, bidet and walk-in shower with mains shower, ultra-low voltage LED spotlighting, radiator and extractor fan.

Bedroom Two 4.57m x 3.61m

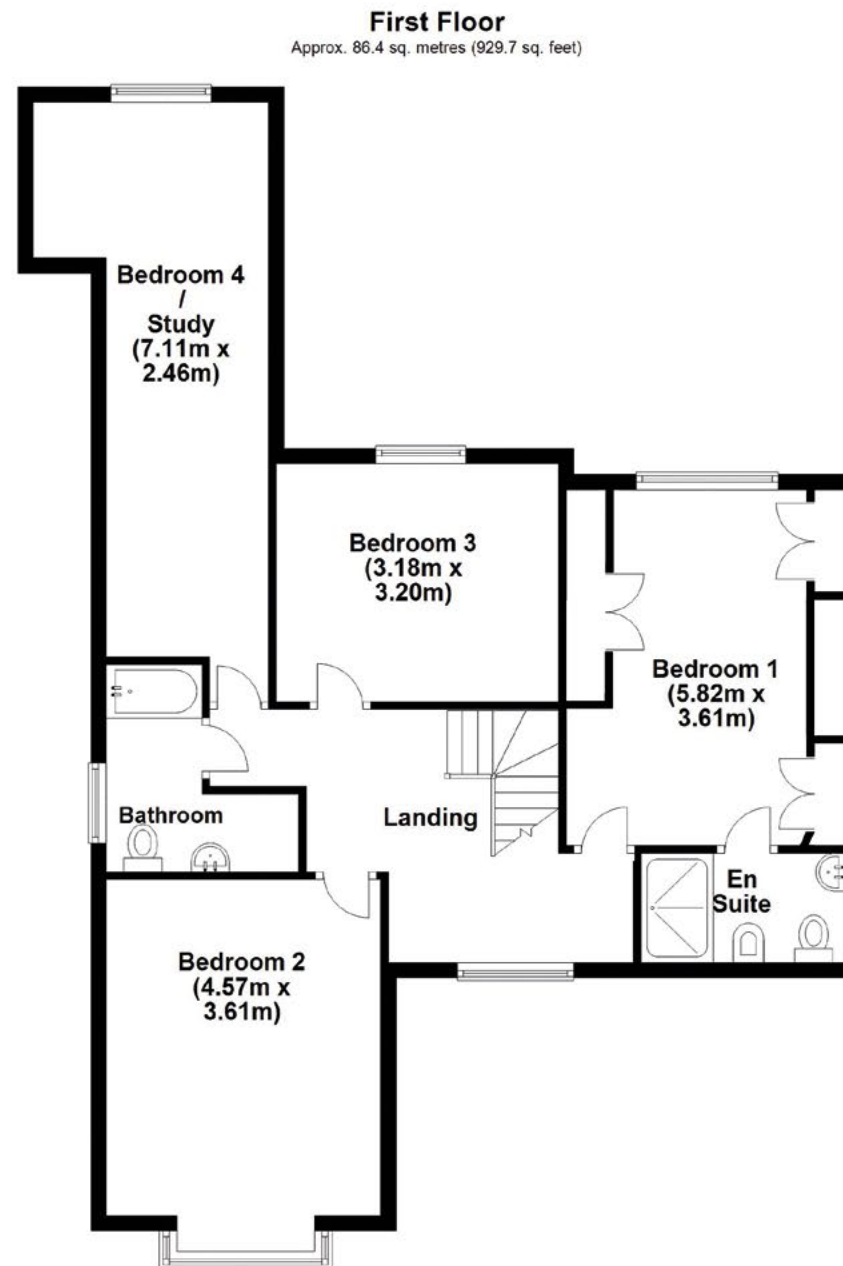
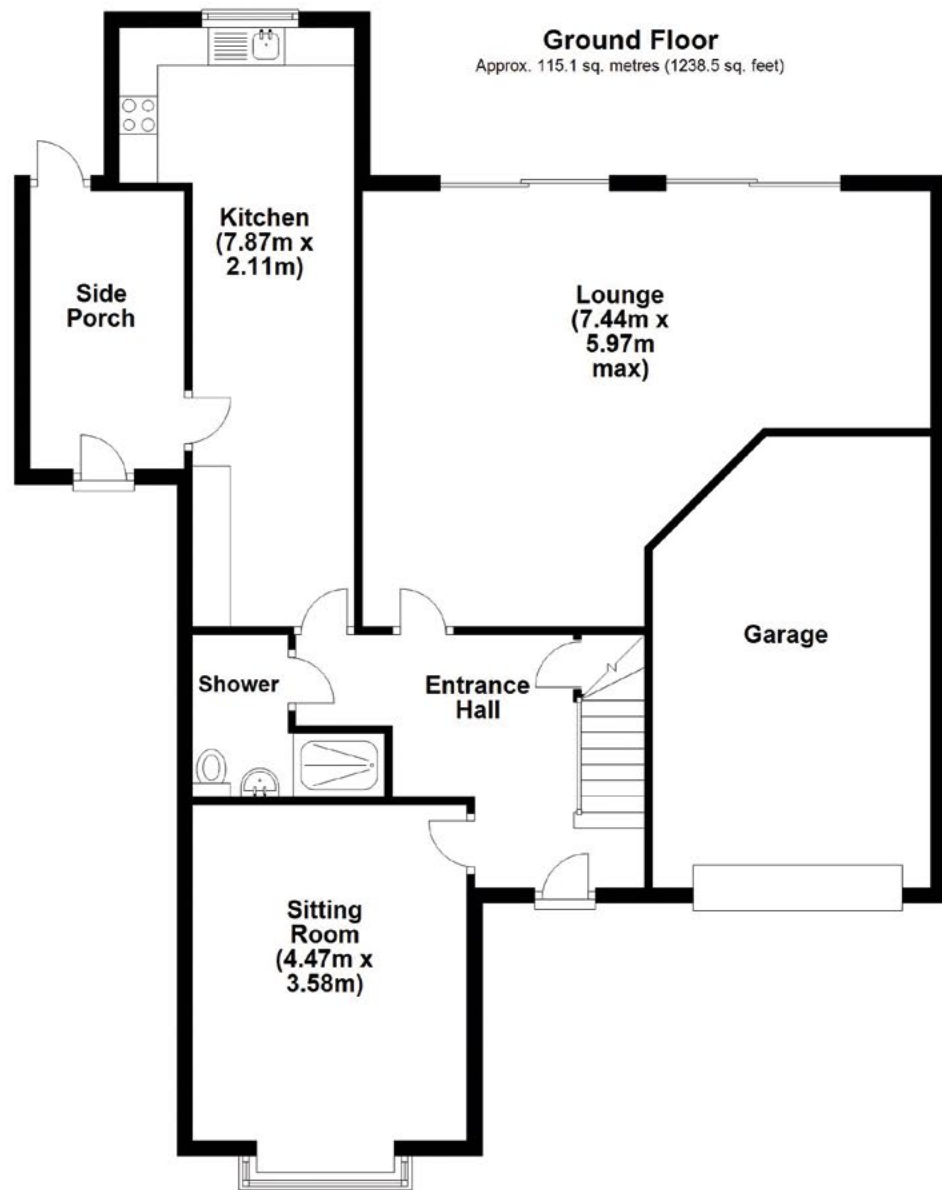
uPVC double glazed bay window with blind to front elevation, wooden flooring, radiator, ultra-low voltage LED spotlighting, coving to ceiling, TV point and power points.

Bedroom Three 3.20m x 3.18m

uPVC double glazed window to rear elevation with blind, wooden flooring, radiator, ultra-low voltage LED spotlighting, power points and coving to ceiling.

Bedroom Four/Study 7.11m x 2.46m

uPVC double glazed window to rear elevation with fly screen and blind, wooden flooring, built-in work surface and shelving, two radiators, coving to ceiling, ultra-low voltage LED spotlighting, telephone point, power points with trunking and access to loft space with loft ladder, power and lighting.



Total area: approx. 201.4 sq. metres (2168.1 sq. feet)



Family Bathroom

uPVC double glazed window to side elevation, tiled floor, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with shower over, radiator, heated towel rail, extractor fan, ultra-low voltage LED spotlighting and coving to ceiling.

OUTSIDE

The property is approached from a quiet road via block paved driveway with ACO drains which provides off road parking and in turn leads to an attached garage with electronically operated up and over doors with power and lighting. To the front, there is also a covered porch area which leads to the front door with part hedged and fenced boundaries and side access with outside lighting.

To the rear, there is a beautifully maintained and enclosed south facing garden which is principally laid to lawn with an array of specimen trees, planted beds and border and a delightful paved terrace area, which is ideal for summer entertaining. A pathway navigates around the back of the house and leads to an archway of Clematis and Roses with Wedding Cake tree, Magnolia and Lilac.

SITUATION

Geralds Close is located on a quiet close within the historic Cathedral Quarter of Uphill Lincoln with many amenities available within walking distance. The highly regarded Lincoln Minster School, Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, Eastgate Tennis Club and Lincoln County Hospital are all easily accessible.

Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of both private and secondary schooling with an array of shops, restaurants, public houses and leisure activities and provides two direct trains a day to London Kings Cross, with further regular connections to Newark-on-Trent which has connections to London by train of approximately 1 hour 20 minutes with very good roads links via the A46, A1 and A17. Both Lincoln and Newark North Gate railway stations have a mainline link to London Kings Cross.

COUNCIL TAX BAND

The property is in Council Tax Band F.

TENURE

Freehold. For sale by private treaty.

POSSESSION

With vacant possession upon completion.

LOCAL AUTHORITY

Lincoln City Council: 01522 881188

Lincolnshire County Council: 01522 552222

FIXTURES & FITTINGS

All fitted carpets, curtains, fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

SERVICES

Mains water, gas, electricity and drainage are connected. None of these services or appliances have been tested by the agent.

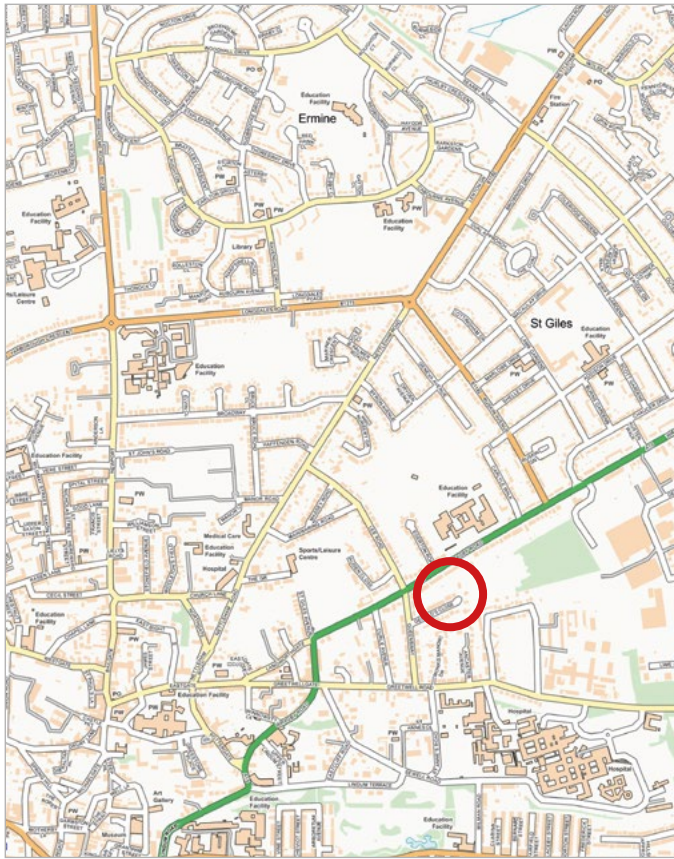
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

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.





Energy Performance Certificate		HM Government	
6, Gerald's Close, LINCOLN, LN2 4AL			
Dwelling type:	Detached house	Reference number: 0887-2831-6192-9928-3825	
Date of assessment:	29 January 2018	Type of assessment: RdSAP, existing dwelling	
Date of certificate:	29 January 2018	Total floor area: 144 m ²	
Use this document to:			
<ul style="list-style-type: none"> 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:		£ 3,462	
Over 3 years you could save		£ 222	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="border: 1px solid green; padding: 5px; text-align: center;"> You could save £ 222 over 3 years </div>
Heating	£ 2,895 over 3 years	£ 2,673 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 3,462	£ 3,240	
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			
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
		Current 68 Potential 77	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 occupancy 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 225	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 876	
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.			

POSTCODE: LN2 4AL

AGENT

Ben Kendall

01522 504304

benkendall@jhwalter.co.uk

IMPORTANT NOTICE

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JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD

T 01522 504304 | E info@jhwalter.co.uk

F 01522 512720 | www.jhwalter.co.uk

