



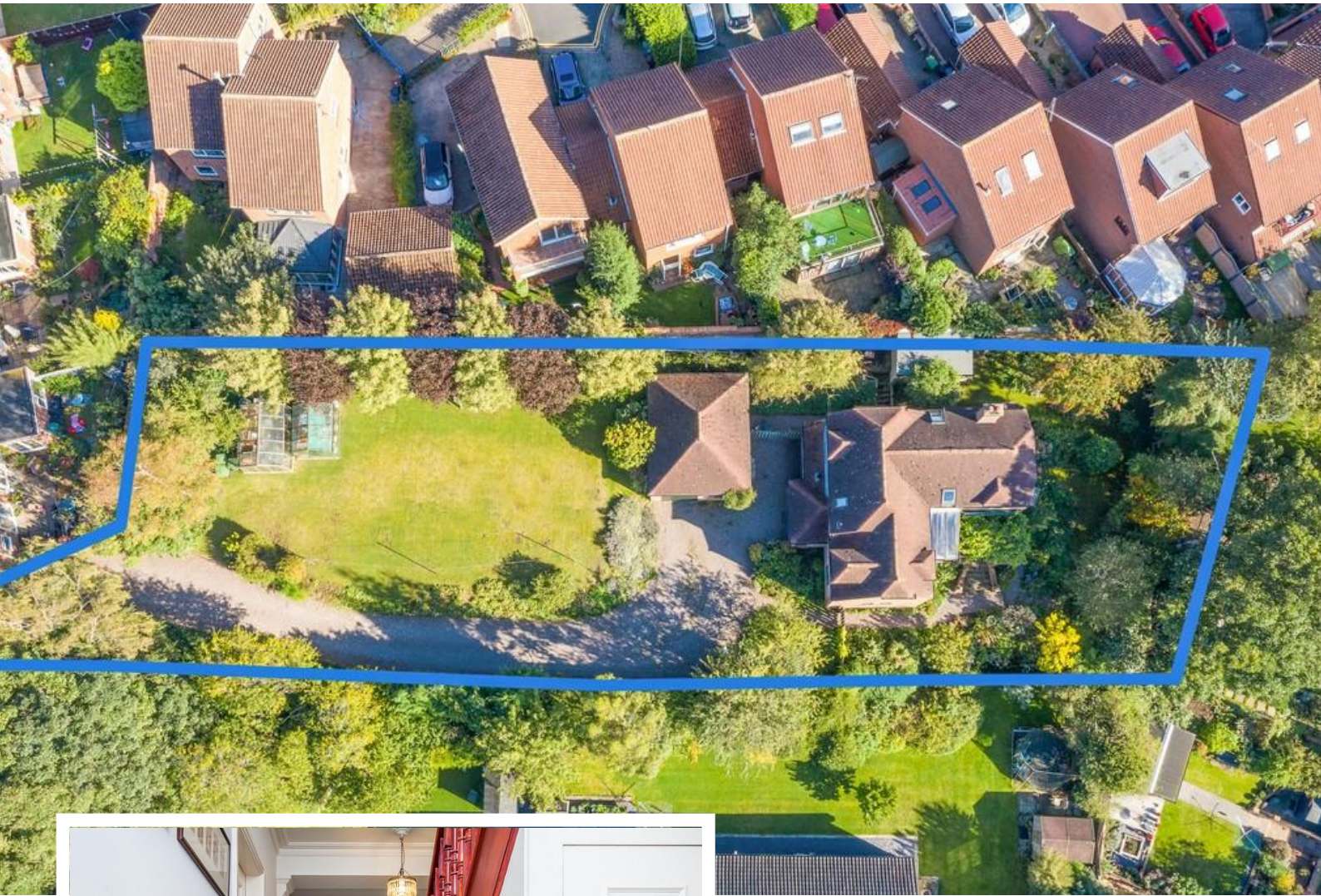
## Carline Heath, 38b Willis Close

Lincoln, LN1 3LG

**£595,000**

FOUR BEDROOM DETACHED HOUSE WITH BUILDING PLOT FOR SALE - This is a rare opportunity to purchase a detached family home positioned in a prime uphill location, close to the Cathedral Quarter and Bailgate area of Lincoln. The property is situated on a larger than average plot with mature landscaped gardens to the front side and rear, with panoramic views over the City of Lincoln and the West Common. The property benefits from having a private sweeping driveway which passes an area of lawned garden that has Outline Planning Permission granted for the erection of a three bedroomed dwelling. There is also a Detached Garage, Workshop with WC and an outbuilding. Internally the property has versatile living accommodation which was architect designed and built by prestigious local builder, Richard Harrison in 1997, to maximise the view from the property across the City. The internal accommodation briefly comprises of Entrance Porch, Reception Hallway, Shower Room, Ground Floor Bedroom/Reception Room, Breakfast Room, Sun Room leading onto the southwest facing Terrace, Sitting Room/Lounge, Kitchen, Utility, Pantry and First Floor Landing leading to a Viewing Area, Master Bedroom with Dressing Room and En-Suite, Bedroom and a Lounge enjoying panoramic views over the City which could be used as a further Bedroom. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position in which the property sits.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundy's.

**DIRECTIONS**

Heading out of Lincoln on Burton Road, turn left on to Upper Longdales Road and then left again on to Willis Close, proceed along to the far left hand corner where the gated access to the property can be found.

**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.



### ENTRANCE PORCH

10' 0" x 2' 4" (3.07m x 0.72m) With double glazed windows and door to the front aspect, tiled flooring and window and door to the Reception Hallway.

### RECEPTION HALLWAY

With tiled flooring, window and door to the Front Entrance, radiator and stairs to the First Floor Landing with storage below.

### SHOWER ROOM

With suite to comprise of shower, WC and wash hand basin, radiator, tiled floor and partly tiled walls.

### GROUND FLOOR BEDROOM / RECEPTION ROOM

11' 5" x 16' 2" (3.49m x 4.93m) With double glazed windows to the front, side and rear aspects, radiator and doors to the Breakfast Room and Shower Room.



### BREAKFAST ROOM

19' 4" x 10' 1" (5.90m x 3.09m) With double glazed windows to the side aspects, glass roof, glass panelled doors to the Sun Room and Lounge, tiled floor, radiator, fitted shelving and archway leading into the Kitchen.



### SUN ROOM

6' 7" x 8' 9" (2.02m x 2.69m) With tiled flooring, radiator and windows, doors overlooking the garden and the City. There is access to the southwest facing terrace from the Sun Room and Lounge shaded by a mature vine.

### SITTING ROOM / LOUNGE

16' 4" x 12' 2" (4.99m x 3.71m) With double glazed bay windows to the side and rear aspects, radiator, window to the side aspect enjoying views over the City, gas stove with brick surround and decorative coving and ceiling rose.



### KITCHEN

11' 0" x 10' 11" (3.36m x 3.34m) With double glazed window and door to the side aspect, doors to the Pantry and Utility Room, tiled flooring, archway leading to the Breakfast Room, fitted with a range of wall, base units and drawer with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap above, integral oven and grill with four ring gas hob with extractor fan over and radiator.



### **PANTRY**

With shelving and window to front elevation.

### **UTILITY ROOM**

6' 5" x 6' 6" (1.98m x 2.00m) With double glazed window to the front aspect, tiled flooring, fitted with wooden work surface with ceramic Belfast sink with mixer tap, spaces for an automatic washing machine and fridge, radiator and wall mounted cupboard with complementary tiling below.

### **FIRST FLOOR LANDING**

With window and velux window to the side aspect enjoying views over the City, storage cupboard and radiator.



### **MASTER BEDROOM**

11' 2" x 16' 2" (3.41m x 4.93m) With double glazed windows to the front and side aspects, radiator, walk-in Dressing Room and door to the En-Suite.

### **DRESSING ROOM**

### **EN-SUITE**

7' 0" x 11' 3" (2.14m x 3.44m) With attractive leaded glass feature window and velux 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.



### **LOUNGE / BEDROOM**

16' 4" x 12' 2" (4.99m x 3.72m) With double glazed windows to the rear and side aspects with fantastic views over the City, radiator and gas fire with decorative fireplace and marble hearth and surround.

### **BEDROOM**

16' 4" x 15' 1" (5.00m x 4.60m) With double glazed windows to the front and rear aspects, radiator and walk-in cupboard (which could easily be converted into an En-suite).



### **OUTSIDE**

The property is approached via a sweeping gravelled driveway with a \*lawned area to the side. There is a Detached Garage and Workshop to the front, along with mature shrubs and trees. To the side of the property there is a mature and well stocked garden.



To the rear of the rear/side of the property there is a brick built outbuilding and to the rear of the property there are further well stocked gardens with mature shrubs and trees enjoying views over the City.

### DETACHED GARAGE

16' 11" x 10' 2" (5.16m x 3.10m) With double wooden access doors, shelving, coal store and door to the Workshop.

### WORKSHOP

19' 2" x 14' 6" (max) (5.86m x 4.43m (max)) With window and door to the side, power, lighting and door to the WC. The Workshop or Outbuilding could also serve as an Office/Studio.

### WC

With WC, wash hand basin and electric heater.

### BRICK BUILT OUTBUILDING

13' 6" x 7' 11" (4.12m x 2.43m) Windows and doors, power and lighting.

### \*BUILDING PLOT

The \*lawned area to the front of the property, which was originally a tennis court, has Outline Planning Permission to erect a three bedroomed detached dwelling and garage. Further details are available upon request.



### WEBSITE

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Silks and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silks & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### 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 556088 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. Mundy's makes every effort to ensure these 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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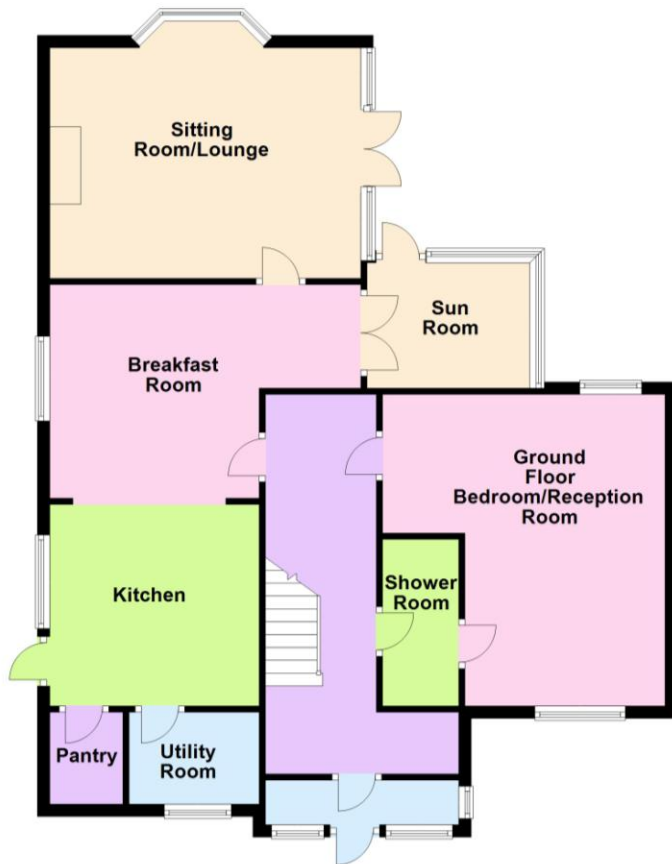
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**Ground Floor**

**First Floor**



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

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

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