



2 The Ropery

Lincoln, LN1 1EL

£325,000

A three storey executive town house situated in this prime Uphill location, within a short walk to the Lincoln Bailgate Area, Castle, Cathedral, City Centre and the Train Station. The property has been recently redecorated and re-carpeted throughout. Internally the property offers living accommodation briefly comprising of Entrance Hallway, two ground floor Bedrooms with En-suites, First Floor Landing leading to Bathroom, Bedroom/Sitting Room and another Bedroom (which was previously two rooms with the potential to be put back into a further bedroom or study) and Second Floor Leading to the impressive Open Plan Living Kitchen Diner with vaulted ceiling, views across the City to the front and access to the Balcony at the rear with views towards the Cathedral. To the front of the property there is a small garden with a range of flowerbeds and a driveway providing off road parking.



2 The Ropery, , Lincoln, LN1 1EL



SERVICES

All mains services available. Gas central heating.

SERVICE CHARGE - Approx. £55pcm.

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the rear of our office proceed along West Parade, turn right onto Beaumont Fee and immediately right again onto Motherby Lane. Turn left onto Hungate and The Ropery can be located on the left hand side.

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 HALL

With UPVC double glazed external door to the front elevation, stairs to the first floor, tiled flooring, storage cupboard, radiator and doors to two bedrooms.

BEDROOM 1

13' 6" x 11' 0" (4.11m x 3.35m) , with four UPVC double glazed window to the front elevation, built-in wardrobe, radiator and door to en-suite bathroom.

EN-SUITE BATHROOM

7' 9" x 6' 0" (2.36m x 1.83m) , with tiled flooring, tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, radiator and extractor fan.

BEDROOM 2

12' 9" x 12' 3" (3.89m x 3.73m) , with frosted window to the rear elevation, radiator, storage cupboard and door to en-suite shower room.

EN-SUITE SHOWER ROOM

10' 3" x 4' 2" (3.12m x 1.27m) , with tiled flooring, tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator and extractor fan.

FIRST FLOOR LANDING

With stairs to the second floor, radiator and doors to bedroom 3, bathroom and bedroom 4/sitting room.

BEDROOM 3

13' 2" x 8' 8" (4.01m x 2.64m) , with potential to be converted back into two separate rooms. With three UPVC double glazed windows to the rear elevation, two radiators and storage cupboard housing the gas fired central heating boiler.

BATHROOM

9' 9" x 5' 4" (2.97m x 1.63m) , with tiled flooring, tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, radiator, spotlighting and extractor fan.

BEDROOM 4 / SITTING ROOM

20' 1" x 11' 9" max (6.12m x 3.58m) , with four UPVC double glazed windows to the front elevation, laminate flooring and two radiators.

SECOND FLOOR LANDING

With laminate flooring and door to open plan living kitchen diner.

OPEN PLAN LIVING KITCHEN DINING

22' 5" x 20' 1" max (6.83m x 6.12m) , with seven UPVC double glazed windows to the front elevation, three Velux windows, UPVC double glazed door and two windows to the balcony, laminate flooring, vaulted beam ceiling and two radiators.

Kitchen Area has a range of wall, base units and drawers with works surfaces over, matching upstand, integral oven, five ring gas hob with extractor fan over, integral fridge, integral freezer, integral dishwasher and 1 ½ bowl sink with mixer tap.





OUTSIDE

There is a balcony accessed from the open living kitchen diner with a decked seating area and views towards Lincoln Cathedral. To the front of the property there is a lawned garden and flowerbeds with a range of plants, shrubs and trees and the additional benefit of a driveway providing off road parking.

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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils 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 Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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. Mundys 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



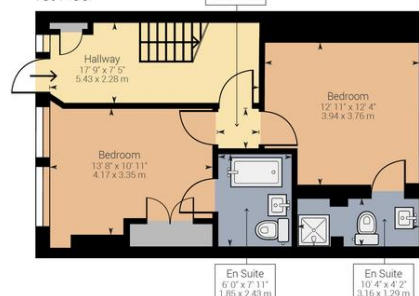
2nd Floor



Ground Floor



1st Floor



Approximate net internal area: 1608.73 ft² (1740.66 ft²) / 149.46 m² (161.71 m²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

29 – 30 Silver Street
Lincoln
LN2 1AS

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

