



Blenkin Hall, 6 St. Johns Road Lincoln, LN1 3DG



Book a Viewing!

£470,000

An executive end town house, superbly located within close proximity to Lincoln's historic Bailgate and the Cathedral Quarter. Designed over three spacious floors, the property offers well-presented living accommodation to comprise of Entrance Porch, Main Entrance Hall, Utility Room, Cloakroom and an Open Plan fitted Kitchen and Dining Area with Bi-folding doors to the rear garden. The First Floor Landing leads to the Living Room with Bi-folding doors and Juliet Balcony, two Bedrooms and a Family Bathroom. The Second Floor Landing leads to the principal Bedroom with En-suite and a further Guest Bedroom. Outside there is a good sized low maintenance enclosed rear garden, a shared secure gated entrance providing access to the rear of the property which offers off road parking for vehicles. The property further benefits from solar water heating and gas central heating and is being sold with No Onward Chain. Viewing of this property is highly recommended.





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 Lincoln Bishop University.

ACCOMMODATION

PORCH

With UPVC main entrance door, UPVC window, glass roof windows and radiator.

ENTRANCE HALL

With stairs to the first floor, inset spotlights and radiator.

CLOAKROOM

With WC, wash hand basin, tiled flooring, radiator and UPVC window.

UTILITY ROOM

7' 0" x 4' 2" (2.13m x 1.27m) With UPVC window to the front elevation, radiator, tiled flooring, plumbing for washing machine, gas central heating boiler and airing cupboard with pressurised hot water cylinder.



KITCHEN/DINER

24' 0" x 13' 10" (7.32m x 4.22m) Fitted with a range of wall and base cupboards, further fitted tall cupboards, an American fridge freezer, breakfast bar, tiled flooring, integral dishwasher and Britannia range cooker, granite work surfaces, sink unit and drainer, UPVC window, two wall radiators, understairs storage cupboard and double glazed Bi-folding doors to the rear garden.

FIRST FLOOR LANDING

With stairs to the second floor and inset spotlights.

LIVING ROOM

15' 9" x 13' 11" (4.8m x 4.24m) With double glazed Bi-folding doors and Juliet balcony, inset spotlights and radiator.



BATHROOM

With suite to comprise of bath, WC, wash hand basin and a fitted shower cubicle, part tiled surround, tiled flooring, extractor fan and inset spotlights.

BEDROOM

10' 2" x 7' 0" (3.1m x 2.13m) With UPVC window and radiator.

BEDROOM

7' 1" x 6' 5" (2.16m x 1.96m) With UPVC window and radiator.

SECOND FLOOR LANDING

With radiator, access to the roof void and inset spotlights.



BEDROOM

14' 1" x 13' 11" (4.29m x 4.24m) With UPVC window, radiator and fitted wardrobes, drawers and dressing table.

EN-SUITE

With fitted shower cubicle, WC, wash hand basin, tiled flooring, part tiled surround, inset spotlights, extractor fan and UPVC window.

BEDROOM

13' 11" x 13' 0" (4.24m x 3.96m) With UPVC window, fitted wardrobes and drawers and radiator.

OUTSIDE

There is a shared secure gated access leading to the rear of the properties and a parking area to the rear providing off road parking for vehicles. There is an enclosed private rear garden with a patio area.



KEY FACTS FOR BUYERS

SERVICES

All main services available. Gas central heating. Alarm system. Solar water heating.

The vendor has advised there is a monthly resentence/maintenance charge which is approx. £25pcm.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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

<https://www.mundys.net/referral>

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

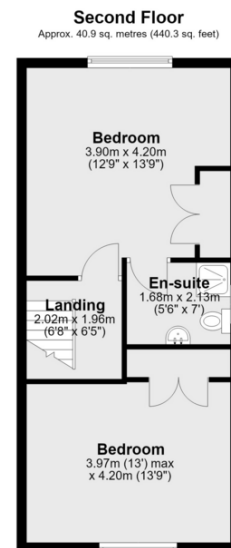
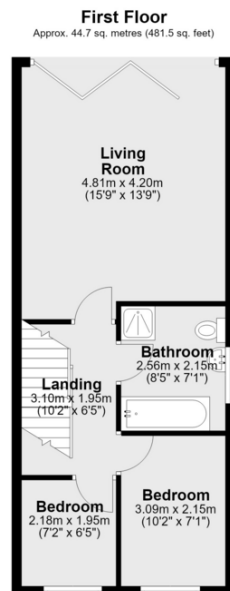
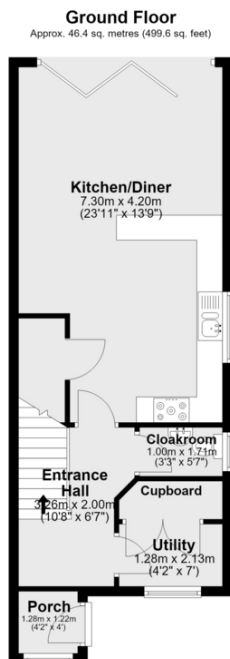
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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.

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Total area: approx. 132.0 sq. metres (1421.3 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Blenkin Hall, 6 St. Johns Road, Lincoln

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



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