



King&Co.

23 WAINWELL MEWS, LINCOLN, LN2 4BF  
£325,000







## INFORMATION

Construction - cavity wall

Heating - gas central

Off street parking

On street permit parking available on Langworthgate

Council tax band D

EPC rating C

Mobile - Mobile coverage available

Broadband - <https://checker.ofcom.org.uk/>

A fabulous opportunity to acquire a modern, three storey end town house situated in uphill Lincoln. Being within short walking distance, for most, from the historic Bailgate area with its wide range of boutique shops and restaurants, Wainwell Mews has the added benefit of off street parking.

A key feature is the views of Lincoln Cathedral from all front facing windows-especially impressive when illuminated at night.

The property spans approximately 117sqm (subject to survey) and offers the following accommodation





Entrance Hall

WC

Kitchen - (3.23m x 3.53m)

Dining Room - (4.49m x 2.96m)

First Floor Landing

Sitting Room - (4.46m x 3.53m reducing to 3.11m)

Bathroom

Bedroom 3 - 4.45m x 2.94m max)

Second Floor Landing

Bedroom 1 - (4.45m x 3.50m reducing to 3.05m)

Bedroom 2 - (4.45m x 2.90m)

Outside is a private parking space to the front elevation of the property and a courtyard rear garden, with gated access from the street.



## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

## ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Total area: approx. 113.4 sq. metres (1220.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual size, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using Planity.

