



**Witham Mews, Anchor Quay**

**Asking Price £220,000**



## Witham Mews, Anchor Quay

House - Townhouse

3 Bedrooms, 2 Bathroom

Asking Price £220,000

- Sold with no onward Chain!
- 3 Bedrooms
- Close to City Centre
- Family Bathroom, Ensuite & Cloakroom
- Low Maintenance Gardens
- EPC - C
- Tenure - Freehold
- Council Tax - Band C

Sold with no onward Chain! Situated within the popular Witham Mews development, just south of Lincoln City Centre, this well presented three bedroom end terrace home offers spacious accommodation arranged over three floors, making it an ideal purchase for first time buyers, growing families and investors alike.

Conveniently located in the sought after LN5 area, the property is within easy reach of Lincoln City Centre, Lincoln Train Station, supermarkets, schools and a wide range of local amenities. The nearby Lincoln South Common provides excellent outdoor space, while the development also benefits from good transport links to the A46 and surrounding villages.

The accommodation briefly comprises an entrance hall, ground floor cloakroom, spacious living room, modern kitchen/diner, three well proportioned bedrooms, a family bathroom and an ensuite shower room to the principal bedroom. Externally, the property enjoys an enclosed rear garden and allocated parking.



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Entrance Hall  
9'9" x 3'10"

Front door leading into the entrance hall with wood effect vinyl flooring, radiator, Yale alarm system, pendant light fitting and carpeted stairs rising to the first floor.

Living Room  
14'8" x 11'8"

A bright and spacious reception room featuring wood effect vinyl flooring, two UPVC windows to the front and side elevations, two radiators, under-stairs storage cupboard and pendant light fitting.

Kitchen Diner  
9'3" x 14'10"

Fitted with a range of base and eye level units with laminate work surfaces incorporating a 1½ bowl stainless steel sink with mixer tap. Integrated electric



oven with gas hob and extractor hood over, space for a washing machine, dishwasher and fridge freezer. Housing the Ideal Logic heat-only boiler. Tiled flooring, spotlights over the kitchen area, pendant light fitting above the dining area, radiator and UPVC sliding patio doors leading to the rear garden.

**Cloakroom**  
5'8" x 2'8"  
Fitted with a low level WC and corner pedestal wash hand basin. Wood effect vinyl flooring, radiator, UPVC privacy window to the front, pendant light fitting and consumer unit.

**First Floor Landing**  
12'0" x 6'7"  
Carpeted landing with two radiators, two pendant light fittings, UPVC window to the front elevation and staircase rising to the second floor.

**Family Bathroom**  
5'7" x 6'11"  
Comprising a panelled bath with mains fed mixer shower over and fitted glass shower screen, low level WC and pedestal wash hand basin. Vinyl flooring, tiled splashbacks to wet areas, UPVC privacy window to the rear, extractor fan, shaver point and spotlights.

**Bedroom**  
10'7" x 7'7"  
Bedroom with carpet flooring, radiator, UPVC window to the rear and built in storage cupboard.

**Bedroom**  
11'4" x 8'0"  
Carpet flooring, built in wardrobe, radiator, pendant light fitting and two UPVC windows to the front and side elevations, both fitted with blinds.

**Second Floor - Master Bedroom**  
11'10" x 11'6"  
A spacious Master Bedroom occupying the entire second floor, featuring fitted wardrobes, carpet flooring, two radiators, two pendant light fittings, a UPVC window to the front, loft access and an airing cupboard housing the hot water cylinder.

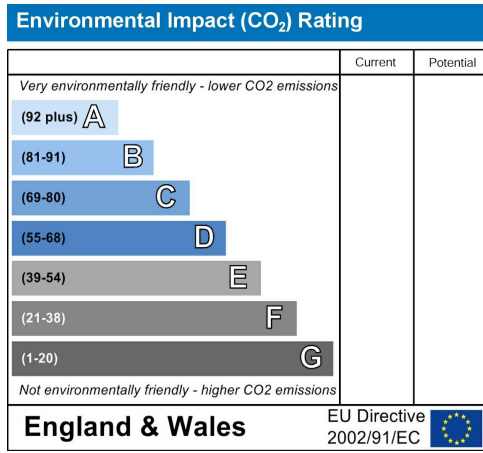
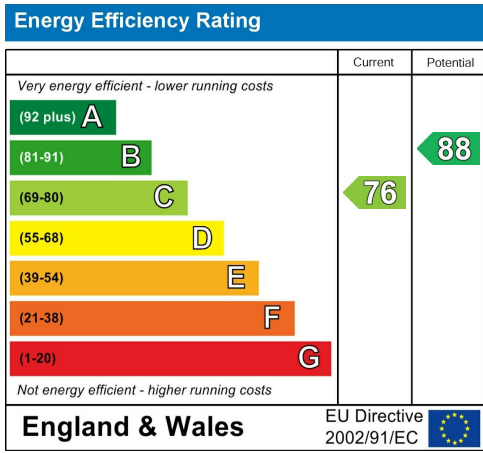
**Ensuite**  
6'0" x 8'5"  
Fitted with a shower enclosure with sliding doors and mains fed mixer shower, low level WC and pedestal wash hand basin. Vinyl flooring, radiator, rear facing skylight, extractor fan, shaver point and spotlights.

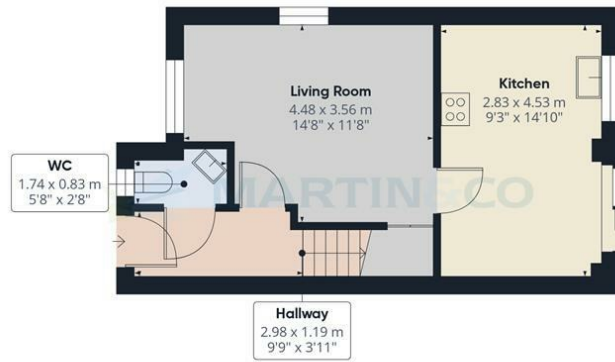
**Outside**  
To the front of the property is a gated garden with decorative gravel and a pathway leading to the entrance, together with an allocated parking space.

The enclosed rear garden has been designed for ease of maintenance and is predominantly gravelled with a patio seating area, garden shed and gated rear access.

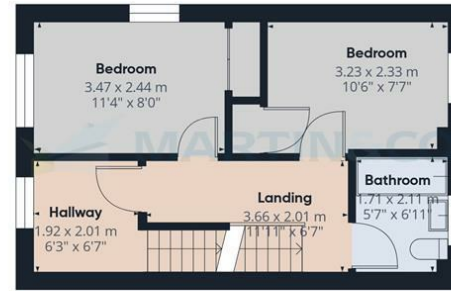
This fantastic home combines generous living accommodation with a convenient location close to the city centre, making it an excellent opportunity for buyers looking for a property ready to move straight into.

**Fixtures & Fittings**  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

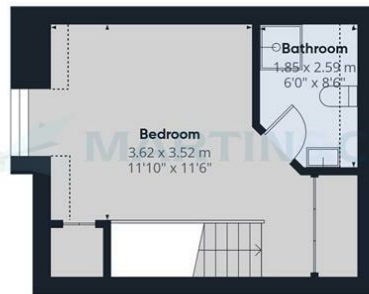




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
87.2 m<sup>2</sup>  
938 ft<sup>2</sup>

**Reduced headroom**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.