



16 Wainwell Mews  
Off Winnows Lane, Lincoln. LN2 4BF

**BELL**  
ROBERT BELL & COMPANY



## 16 Wainwell Mews, Lincoln

16 Wainwell Mews is a spacious four/five bedroom, three storey mid terrace house in the prime uphill area of Lincoln, in close proximity to the Castle & Cathedral district. Accommodation offers; Ground Floor: hallway, cloakroom, dining/sitting room, kitchen; First Floor: living room/bedroom, second bedroom and shower room; Second Floor: master bedroom with en-suite and two further bedrooms.

There is a driveway to the frontage providing parking and access to the integral garage, rear gravel garden with decked seating area.

### ACCOMMODATION

**Entrance Hall** having attractive obscure glazed panelled front entrance door, staircase up to first floor, good sized walk-in under stairs cloaks/storage cupboard, oak style flooring, coving and two radiators. Doors through to sitting room, integral garage and to:

**Cloakroom** comprising corner wash hand basin with toiletry cupboard space below and splash back above, low-level WC, oak style flooring, coving and radiator.

**Dining/Sitting Room** having French doors providing a westerly view over, and access to the rear decked garden; coving, oak style flooring and radiator. Open archway through to:

**Kitchen** having a very pleasant westerly outlook over the rear garden; a comprehensive range of fitted base, wall and drawer units with hardwood work surface areas, single drainer sink unit inset and concealed AEG dishwasher beneath. The work surface extends around the adjoining wall with cupboard and drawer space, concealed Bosch washing machine beneath, Neff ceramic style hob to surface with brushed steel and glass cooker hood and wall cupboard space set on either side.



To the end of these units there is a tall pantry cupboard unit, a built-in Bosch brushed steel oven and grill with cupboard space and a drawer unit below and to the corner a built-in fridge/freezer. There is tiled splash back to all fitted work surface areas, coving, oak style flooring and ceiling spotlight fittings.

#### First Floor

**Landing** enjoying a pleasant view across the front of the property and homes on Wainwell Mews; staircase up to second floor, coving and radiator.

**Living Room/Bedroom** with an appealing westerly outlook over the rear of the property and neighbouring homes; French doors to Juliet balcony, coving and radiator.

**Good sized shower Room** having shower cubicle to one wall with Mira sport shower fitting and full height wall tiling, wash hand basin with mirror panelled toiletry cabinet above and low-level WC. Tiling to all walls to at least dado rail, height and above, coving, ceiling spotlight fittings and extractor vent.

**Bedroom** with an easterly view down over the driveway and beyond into Wainwell Mew; coving and radiator.

#### Second Floor

**Landing** with coving.

**Bedroom** having sloping ceiling in part with a roof window providing an easterly outlook across Wainwell Mews; built-in storage cupboard, space over stairwell head area, a further built-in storage cupboard containing the gas fired central heating boiler, coving and radiator.

**Bedroom** of excellent proportions having sloping in part with roof window providing an easterly aspect; built-in wardrobe space to corner, access to roof space, coving and radiator.

**Large Master Bedroom** having sloping ceiling in part with two roof windows, providing a westerly outlook across Wainwell Mews with the cathedral tower in view above the roofline; coving and radiator. Door through to:



**En-suite Bathroom** having sloping ceiling in part with roof window overlooking the west towards the cathedral tower; panelled bath with mixer tap/shower attachment, wash hand basin and low-level WC. Tiling to all walls to dado rail, height, coving and ladderback style radiator/towel rail,

## OUTSIDE

The house is discreetly located in this quiet exclusive enclave of attractive city homes in a prime area of uphill Lincoln, a short walk away from the historic cathedral, the Bailgate shopping area, the castle and the famous Steep Hill. There is a block paved driveway to the front of the property which provides access to the **Integral Garage** with up and over door, fluorescent lighting strip and power points. Door through to hallway.

to the rear of the house, there is a well enclosed garden area onto which the French doors of the sitting room open. This area has been decked with an accompanying gravel terrace set to the rear, providing a very pleasant family seating area having the benefit of a westerly aspect. There is an outside water tap.

**Lincoln City Council – Tax band: E**

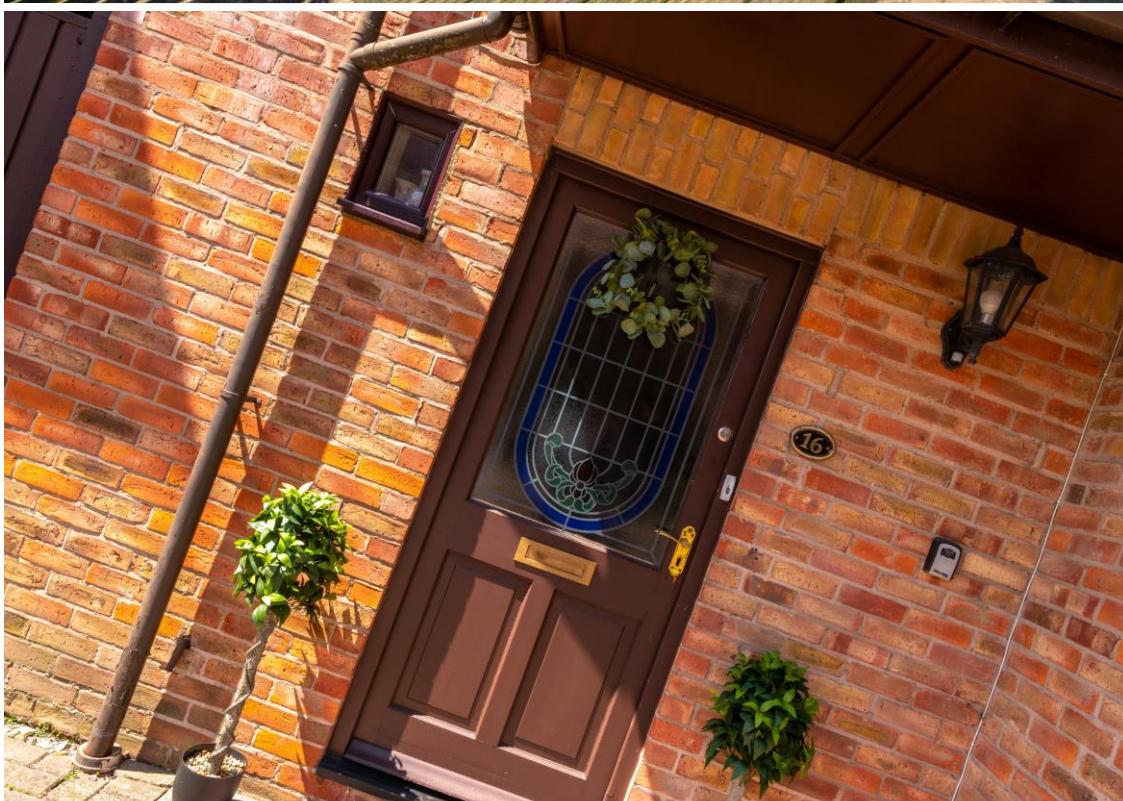
**ENERGY PERFORMANCE RATING: C**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
Tel: 01522 538888;  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
Website: <http://www.robert-bell.org>

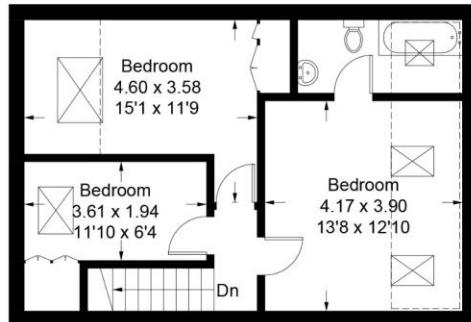
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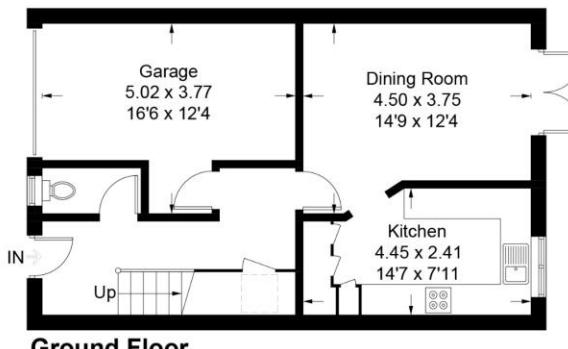
## 16 Wain Well Mews

Approximate Gross Internal Area  
 Ground Floor = 55.8 sq m / 601 sq ft  
 First Floor = 52.4 sq m / 564 sq ft  
 Second Floor = 49.7 sq m / 535 sq ft  
 Total = 157.9 sq m / 1700 sq ft (Including Garage)

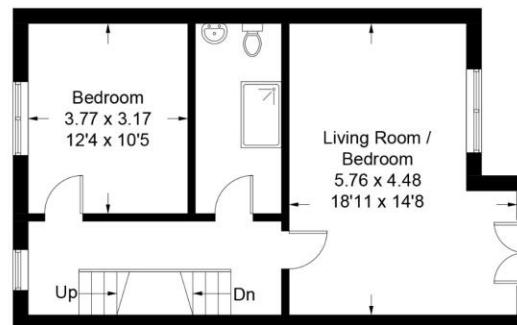


Second Floor

[Dashed Box] = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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