

ROBERT BELL
& COMPANY

CHARTERED SURVEYORS
AUCTIONEERS
LAND & ESTATE AGENTS

LINCOLN (01522) 538888
WOODHALL SPA (01526) 353333
CONINGSBY (01526) 344434
HORNCastle (01507) 522222

Town & City



5 STANTHAKET COURT, SPRING HILL, LINCOLN. LN1 1HX

This is a very appealing detached city residence of some considerable distinction, prominently located in this attractive and exclusive enclave of architecturally designed contemporary homes off Spring Hill, on the rise up to the castle and cathedral district. This wonderful family home offers outstanding panoramic southerly views over the city and beyond from its very substantial elevated conservatory and many of its reception rooms and bedrooms. The agents genuinely highly recommend a viewing of this eye catching city home.

See the 360 Degree Virtual Tour of this property at <http://www.robert-bell.org/vt/0333.htm>

43 Silver Street, Lincoln, Lincs LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
E-mail: lincoln@robert-bell.org
Website: www.robert-bell.org

This exclusive area of quality homes is conveniently located only a very short walk down hill into the city centre with its excellent range of shopping and social facilities. Uphill lies the castle and cathedral district and the Bailgate shopping area, which form the cultural heart of this historic city.

ACCOMMODATION

Attractive **STORM PORCH** with glazed panelled front entrance door providing access through to:

GOOD SIZED ENTRANCE HALL [8' 5" x 7' 4" (2.57m x 2.24m)] having attractive wood style flooring, reed and bead moulded ceiling cornice, radiator, wall light fittings, telephone point and power point. Large open archway through to central hallway with appealing shoulder mouldings and doors providing access through to laundry room and:



CLOAKROOM [8' 2" x 4' 2" (2.49m x 1.27m)] having a westerly aspect, wash hand basin with tiled splash back, low level WC with wood seat and lid, wood style flooring, coving and radiator.

LAUNDRY ROOM [8' 2" x 5' 4" (2.49m x 1.63m)] having a pleasant view across Stanthaket Court towards other quality homes and having fitted units comprising; single drainer stainless steel sink unit with cupboard space and room for automatic washing machine below, adjoining fitted work surface with room for tumble drier beneath and space to one corner for upright fridge/freezer. There is tiled splashback to fitted work surface areas, radiator and power points.

CENTRAL HALLWAY [14' 8" x 6' 1" (4.47m x 1.85m) max dimensions], acting as the hub of the house with its staircase up to the first floor, wood style flooring, built in understairs storage cupboard, reed and bead ceiling cornice, radiator, and inset

ceiling spot light fittings. Doors through to adjoining reception space and:

BREAKFAST DINING KITCHEN [13' 5" x 13' 4" (4.09m x 4.06m)] having a pleasant northerly view out across the Court with a glimpse upwards towards the Cathedral. There is a good range of pine country style fitted units comprising single drainer one and half bowl sink unit with cupboard space below and fitted work surface to one side with concealed NEFF dishwasher and cupboard space below and above an attractive corner pine shelf and cupboard unit. To the opposite side of the sink unit there is further fitted work surface extending around two walls with drawer and cupboard space beneath, room between units for a large gas cooking range with accompanying brushed steel cooker hood and appealing pine cupboard/shelf space above. There is ceiling coving, slate style floor covering, tiled splashback to fitted work surface areas, radiator, inset ceiling light fittings and power points.



DINING ROOM [11' 6" x 9' 3" (3.51m x 2.82m)] enjoying an easterly aspect, reed and bead moulded ceiling cornice, wood style flooring, radiator, TV/Hi Fi points and power points.



LOUNGE [17' 10" x 16' 9" (5.44m x 5.11m) max into bay window] having a most appealing southerly view out over the skyline of central Lincoln and beyond to the countryside of the south cliff on the horizon. There is reed and bead moulded ceiling cornice and attractive and contemporary brushed steel style gas fire fitted with accompanying tiled hearth, two radiators, TV aerial point and power points. Door through to:



STUDY [11' 6" x 7' 1" (3.51m x 2.16m)] having a large floor to ceiling sliding sash windows providing an eye catching southerly view out over the cityscape; reed and bead moulded ceiling cornice, radiator, inset ceiling spot light fitting, telephone point and power points.



FIRST FLOOR

HALF LANDING with glazed double doors through to:

SUBSTANTIAL CONSERVATORY [18' 4" x 12' 4" (5.59m x 3.66m)] providing an almost panoramic view out over the city with its high 'lean to' roof ceiling level, oak French window providing access to the balcony with wall and iron railings enclosure; oak flooring with underfloor heating, switch for air

conditioning unit, wall light fittings, radiator and power points.



MAIN LANDING [9' 6" x 9' 4" (2.9m x 2.84m) exclusive of stairwell area] of excellent proportions, ceiling coving, access to roof space, radiator, large built in linen cupboard, wall light fittings and power points.

BEDROOM 4 [10' x 8' 2" (3.05m x 2.49m)] having a northerly outlook across Stanthaket Court with a glimpse of the Cathedral on the horizon above; coving, radiator and power points.

FAMILY BATHROOM [11' 1" x 6' 8" (3.38m x 2.03m)] having a northerly aspect and fitted suite comprising of panelled bath, corner shower cubicle with Triton shower fitting and accompanying wall tiling, low level WC with wood seat and lid, pedestal wash hand basin, wall tiling to dado rail height, tiled floor, coving, radiator, inset ceiling spot light fittings and extractor unit.

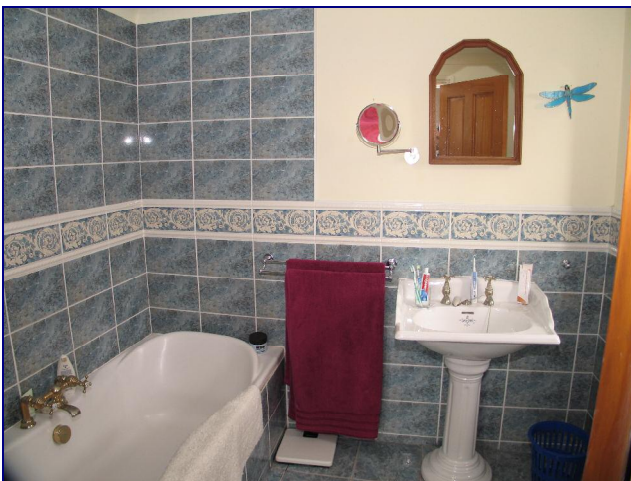


BEDROOM 3 [11' 4" x 10' 4" (3.45m x 3.15m)] having a northerly view up the hill with the spires of the Cathedral rising above, coving, radiator and power points.

MASTER BEDROOM [15' 2" x 13' 10" (4.62m x 4.22m)] of excellent proportions and with large windows offering a panoramic view of the city below and the countryside to the south on the horizon; large pine fitted wardrobe/cupboard space, coving, radiator, telephone point, wall light fittings and power points. Door through to:



EN-SUITE [8' 5" x 5' 9" (2.57m x 1.75m)] of good size having tiled panelled bath with mixer tap, large Victorian style pedestal wash hand basin, high level Victorian style WC with wood seat and lid, wall tiling about suite area to at least dado rail height, tiled floor, coving, radiator, inset ceiling spot light fittings, and extractor unit.



BEDROOM 2 [14' 3" x 13' 6" (4.34m x 4.11)] having a wonderful panoramic view over the city, fitted pine wardrobe with accompanying dressing table area set to one side of the chimney breast, coving, radiator, telephone point and power points.



OUTSIDE

The house stands in this small and exclusive cul-de-sac of homes and is approached across a block paved driveway which provides parking for two family vehicles and access to the integral **DOUBLE GARAGE** [18' 10" x 17' 4" (5.74m x 5.28m)] with double up and over electric openers, pedestrian service door to one side, light fitting and power points. There is an attractive paved forecourt area to the house, ideal for displays of flower tubs and pots, with an accompanying circular bed with mature shrub and a street lamp style lighting feature. There is pedestrian access down the eastern and western boundaries to the rear terraced garden. This very attractively designed hard landscaped designed garden takes excellent advantage of the properties elevated site, southerly aspect and view down into the city centre.



There is a top paved seating terrace from which there are steps from two directions into the mid-terrace area with its attractive accompanying timber decked seating and well stocked raised terrace of flower beds that include Roses, Hydrangea, Ivy, Burberis and

many more. More steps lead down to the block paved bottom terrace which is well screened from the road by the retaining wall and metal railings draped in Ivy and with Bamboo screening. This wonderful laid out city garden has subtle terrace lighting for summer evening entertaining and an outside power point.

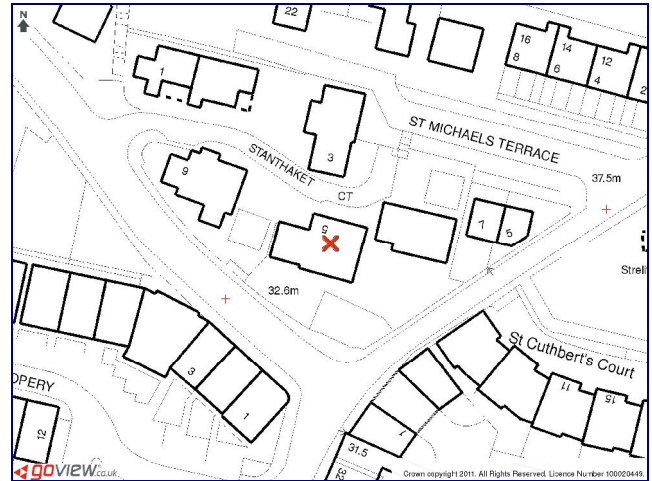


SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

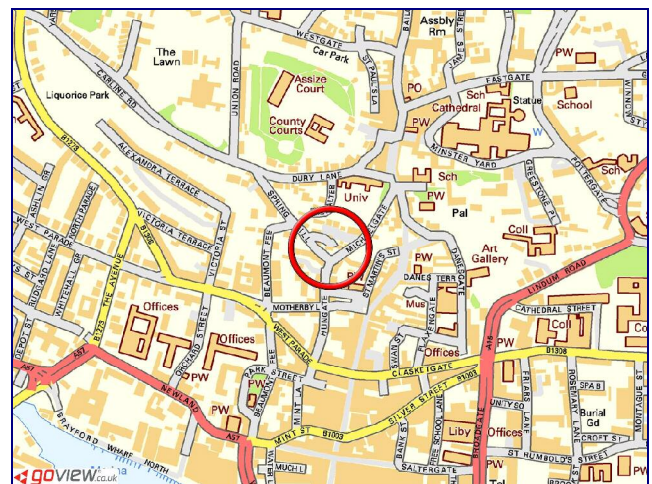
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888; Fax: 01522 589988;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
Energy efficient	B			Environmentally friendly	B		
Decent	C			Some environmental improvements needed	C		
Needs some work	D			Some environmental improvements needed	D		
Needs work	E			Some environmental improvements needed	E		
Needs a lot of work	F	69	72	Needs significant improvements	F	66	68
Very poor energy efficiency - higher running costs	G			Needs significant improvements	G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

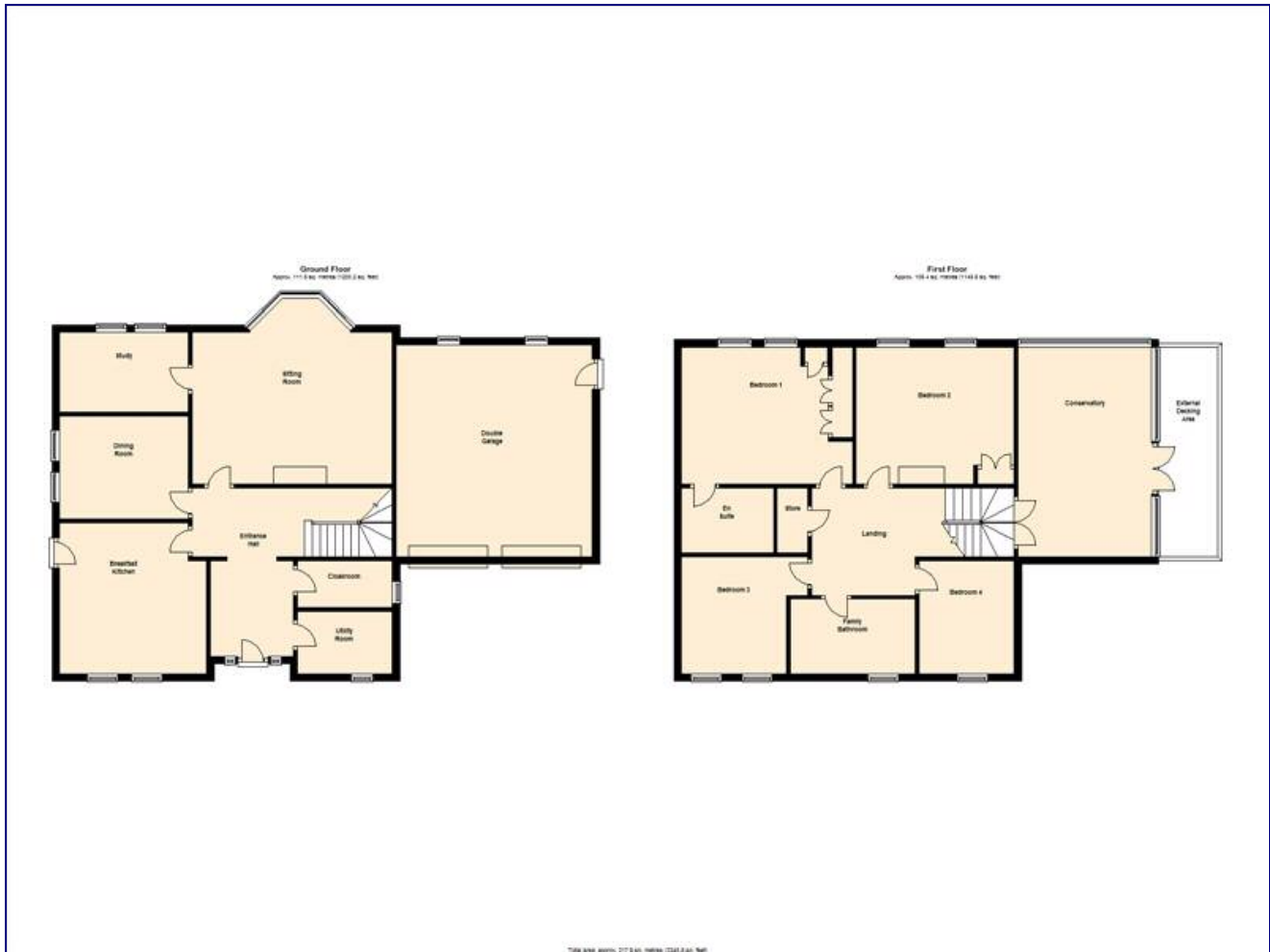
EPC CERTIFICATES



SITE PLAN



SITE LOCATION



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Call 01522 538888 to book an appointment.



Chartered Surveyors, Auctioneers, Land & Estate Agents

B135 Ravensworth 0870 112 5306

