



1 Westhill House Motherby Hill

MOUNT & MINSTER



This well positioned three bedroom townhouse is situated in a gated development located off Motherby Hill.

- Grade II listed three bedroom residence
- Electric gated access with two allocated car parking spaces
- Communal garden and rear private courtyard.
 - No onward chain
 - Sought after Uphill location
 - Stunning City views
 - Bespoke Chiselwood kitchen



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INTRODUCTION

This well positioned townhouse is situated in a gated development located off Motherby Hill. The generous accommodation briefly comprises, entrance hall, utility, downstairs shower room, kitchen/diner, living room, to the first floor there are three bedrooms, en-suite shower room and family bathroom. The property further benefits from two allocated car parking spaces, along with access to a communal garden with views over the city and private courtyard to the rear.

LOCATION

West Hill House is located in a quiet location within the highly desirable and historic uphill area of Lincoln within walking distance of Lincoln Cathedral in the hugely sought-after historic Cathedral Quarter and Bailgate. Lincoln is a vibrant University City which offers a variety of facilities including an excellent choice of shops, restaurants, public houses and leisure facilities whilst the city centre is located just a short stroll down steep hill.

Lincoln has two universities, the University of Lincoln and Bishop Grosseteste, and the city is full of a diverse range of shopping and restaurant's. For direct commuting to London, there are daily trains from Lincoln to London Kings Cross (travel time approximately 2 hours). The A15 northwards provides easy access to the M180 motorway network and Humberside Airport, whilst it is also within easy reach of the A1 at Markham Moor along the A57 westwards, and the A1 at Newark via the A46.

There are an array of excellent nearby schools including the well-respected Minster and St Mary's private schools situated within walking distance, several excellent secondary schools within the area and also The University of Lincoln whilst the David Lloyd Health and Leisure Club at Burton Waters is only a short distance away.

SCHOOLS

There is an array of excellent nearby schools, for instance, in the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are within about 5 minute walk, so too, a state junior school, Westgate Academy rated Good by Ofsted. Yarborough School and Christ's Hospital School are also within walking distance and are state secondary schools rated Good by Ofsted. About 2.5 miles south of the property, The Priory Academy LSST, a state secondary, is rated Outstanding with school buses collecting and delivering students from the centre of the city.

OUTSIDE

The property is approached through electronically operated and remotely accessed wrought iron double gates which lead to a secure communal walled parking area with two allocated parking spaces. A gravel pathway with balustrade wall leads to the property itself and down to a landscaped communal garden with seating areas in which to enjoy the fantastic elevated views over the city. The property also benefits from a private courtyard garden to the rear.





ACCOMMODATION

Entrance Hall

Wooden laminate flooring, radiator, ceiling light, stairs rising to first floor, understairs storage cupboard.

Utility

Tiled flooring, double glazed windows to side and rear, range of wall and base units, stainless steel sink and drainer, Vaillant boiler, radiator, extractor, space and plumbing for washing machine and dryer, ceiling light.

Downstairs shower room

Carpet, radiator, low level WC, double glazed window to rear, pedestal wash hand basin, extractor, part tiled, fully tiled shower cubicle with mains shower over, ceiling light.

Kitchen/Diner

Tiled flooring, recessed ceiling lights, bespoke Chiselwood kitchen with a range of solid wood wall and base units, double ceramic sink, quartz work surfaces, double glazed window to side, Falcon range cooker with five ring gas hob and extractor over, integrated fridge freezer, wooden seating bench, radiator.

Living room

Carpet, double glazed window to front and side, radiator, wall and ceiling lights.

Landing

Carpet, ceiling and wall lights, access to loft space, radiator.

Bathroom

Lino flooring, radiator, part tiled, low level WC, sink in vanity unit, sunken bath with hand held shower attachment, extractor, recessed ceiling lights.

Bedroom One

Carpet, double glazed window to front, radiator, ceiling light.

En suite

Lino, radiator, pedestal wash hand basin, low level WC, fully tiled shower cubicle with mains shower, recessed ceiling lights, extractor.

Bedroom Two

Carpet, double glazed window to side, radiator, ceiling light.

Bedroom three

Carpet, radiator, ceiling light, double glazed windows to side and rear.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

COUNCIL TAX

Band: D

Lincoln City Council

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold with vacant possession.

The Property is subject a service charge of £700 per annum for shared areas.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of January 2025.

DIRECTIONS

Motherby Hill is located at the top of Spring Hill. As you go up Spring Hill look out for a sharp left turn, sign posted Motherby Hill. Pull in to the cobbled driveway in front of the electric gates, operated by an intercom system

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

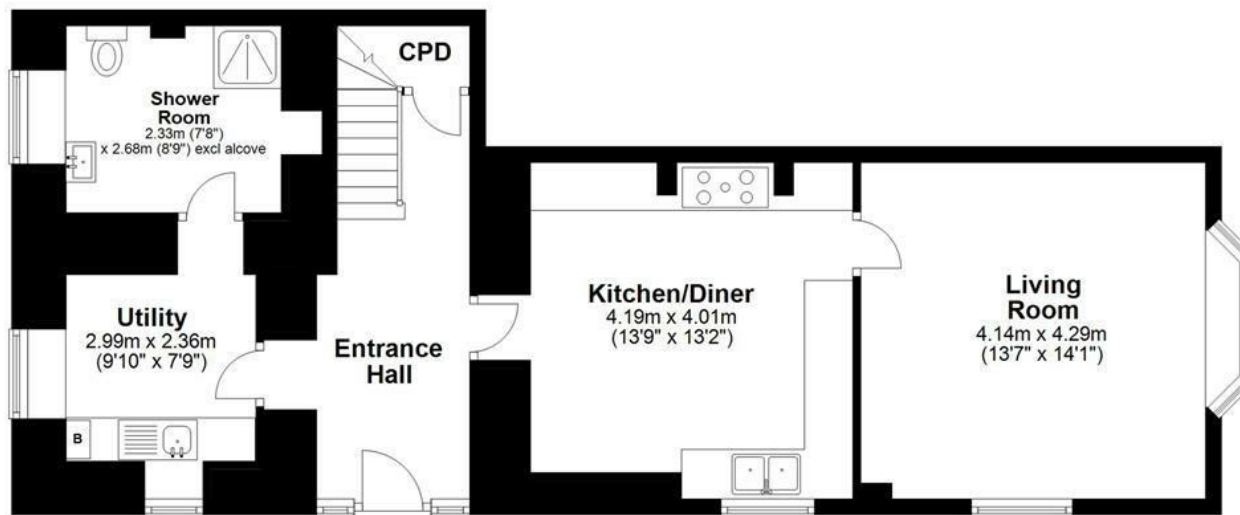
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



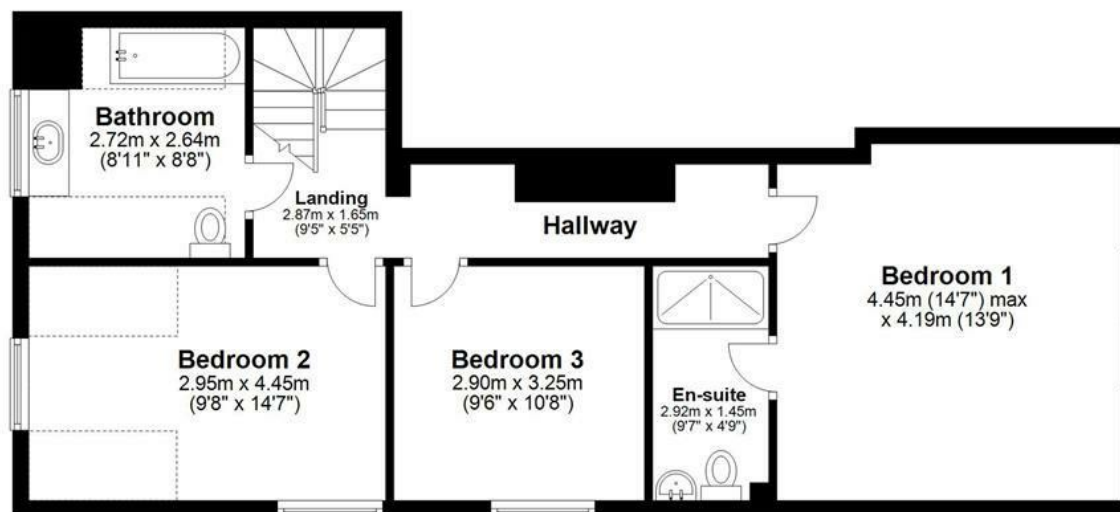
Ground Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



Total area: approx. 126.7 sq. metres (1363.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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1 West Hill House, Lincoln

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