



## 36 Turner Street

Lincoln, LN1 3JL

**£235,000**

A larger than average and extended three bedroomed, three storey, end terraced property positioned in this popular location in Uphill Lincoln, adjacent to Burton Road. The property has an off road parking space and garden to the rear. The internal accommodation briefly comprises of a bay fronted Lounge, modern fitted Kitchen, Garden Room, Rear Hallway, Utility Room, Ground Floor WC, First Floor Landing leading to two Bedrooms and Bathroom and stairs to the Second Floor with the Main Bedroom (loft conversion). Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits within this popular Uphill Area of Lincoln.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along Burton Road, Turner Street is the turning on the left hand side and the property can be located on the right hand side.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



## ACCOMMODATION

### LOUNGE

9' 8" x 12' 0" (2.96m x 3.68m), with walk in UPVC bay window to the front elevation, door to the front elevation, radiator, fireplace and door to the inner hallway.

### INNER HALLWAY

With stairs to the first floor landing and door to the kitchen.

### KITCHEN

12' 8" x 12' 0" (3.87m x 3.68m), with UPVC door to the side elevation, doorway to the rear hall, serving hatch to the garden room, fitted with a range of base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, gas oven, gas hob with extraction above, integral dishwasher, space for fridge freezer, wall mounted cupboards and downstairs cupboard.

### REAR HALL

6' 11" x 4' 11" (2.13m x 1.51m), with door to the utility room and leading into the garden room.

### GARDEN ROOM

11' 10" x 6' 9" (3.62m x 2.07m), with UPVC door to the rear elevation, UPVC sliding doors to the side elevation, tiled flooring, covered radiator and ceiling lantern.

### UTILITY ROOM

5' 10" x 4' 11" (1.78m x 1.51m), worksurface with space for washing machine/ dryer underneath, radiator and door to WC.

### WC

5' 6" x 4' 11" (1.69m x 1.51m), with UPVC window to the side elevation, WC and wash hand basin.

### FIRST FLOOR LANDING

With window to the side elevation, access to two bedrooms and bathroom and stairs to the second floor.

### BEDROOM 2

9' 4" x 12' 0" (2.86m x 3.68m), with UPVC window to the front elevation, radiator and over stairs storage cupboard.

### BEDROOM 3

9' 8" x 7' 1" (2.96m x 2.16m), with UPVC window to the rear elevation and radiator.

### BATHROOM

9' 8" x 4' 5" (2.96m x 1.37m), with UPVC window to the rear elevation, radiator and suite to comprise of bath with shower over, WC and wash hand basin.

### BEDROOM 1

11' 2" x 12' 1" (3.41m x 3.69m), with window to the front elevation, radiator and fitted cupboards.

### OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking, lawned garden and path to the front door with flowerbeds. To the rear of the property there is a block paved seating area, lawned garden, flowerbeds and a brick built store.





**WEBSITE**

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**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

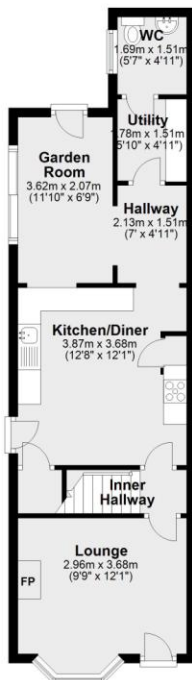
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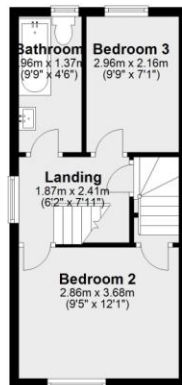
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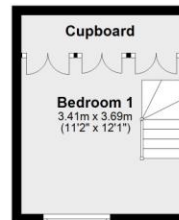
**Ground Floor**  
Approx. 46.5 sq. metres (501.0 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.8 sq. feet)



**Second Floor**  
Approx. 15.8 sq. metres (170.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

36 Turner Street

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