



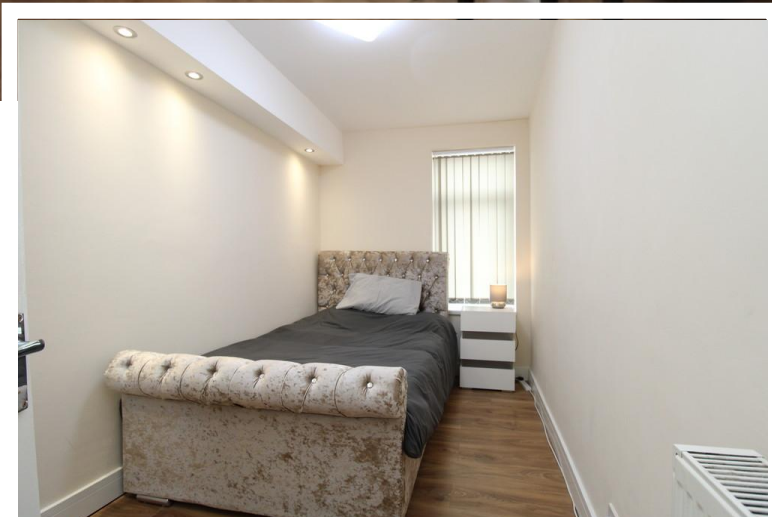
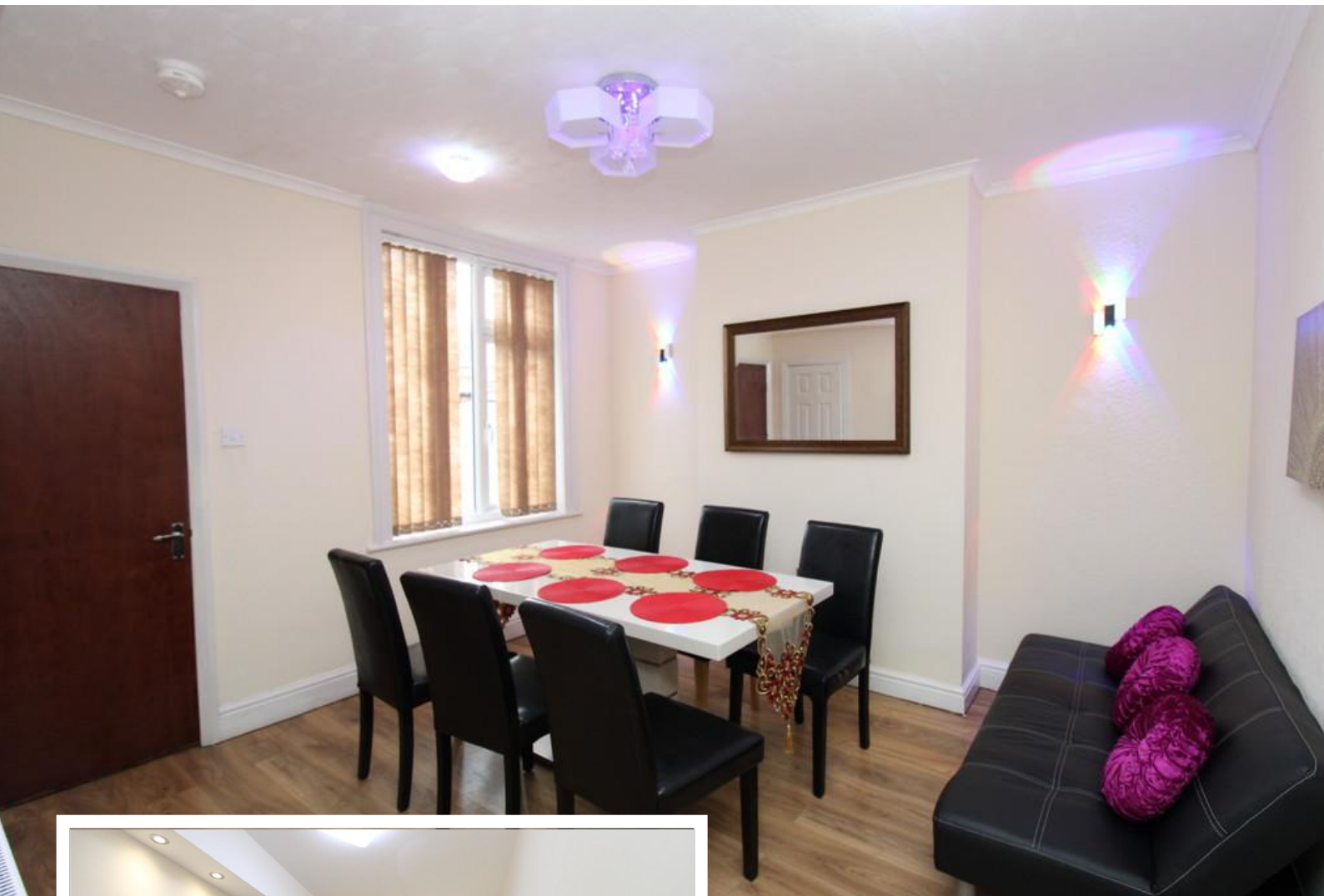
34 Dixon Street

Lincoln, LN5 8AG

£174,950

A completely refurbished four bedroom bay-fronted mid terraced property positioned in this popular location close to the City Centre. The property has internal accommodation comprising of Entrance Hallway with stairs to the First Floor, Bay-Fronted Lounge, Dining Room, Modern Fitted Kitchen, Rear Hallway, Ground Floor Luxury Bathroom and First Floor Landing giving access to a WC and four well-appointed Bedrooms. Outside there is a courtyard to the front and to the rear there is a yard with outbuildings.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on the High Street and turn right onto Dixon Street where the property is located on the right hand side by the Mundys For Sale board.

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.



INNER HALLWAY

With UPVC door to the front aspect, stairs to the First Floor Landing, radiators and doors leading to the Lounge and Dining Room.

LOUNGE

11' 11" x 11' 9" (3.65m x 3.59m), with UPVC bay window to the front aspect and radiator.

DINING ROOM

11' 10" x 11' 9" (3.63m x 3.59m), with UPVC window to the rear aspect, radiator, understairs storage cupboard and door to the Kitchen.

KITCHEN

12' 0" x 6' 7" (3.68m x 2.02m), with UPVC window to the side aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer, integral oven, gas hob with extraction above, spaces for a washing machine and fridge freezer, concealed gas central heating boiler, tiled flooring, radiator and leading to the Rear Hallway.

REAR HALLWAY

With door to the side aspect and door to the Bathroom.

BATHROOM

6' 7" x 6' 7" (2.02m x 2.02m), with UPVC window to the side aspect, tiled flooring, tiled walls, radiator and suite comprising of bath with shower over, WC and wash hand basin.

FIRST FLOOR LANDING

With radiator and doors to four Bedrooms and WC.

BEDROOM 1

11' 11" x 10' 11" (3.65m x 3.35m), with UPVC window to the front aspect and radiator.

BEDROOM 2

11' 8" x 10' 1" (3.57m x 3.09m), with UPVC window to the rear aspect and radiator.

BEDROOM 3

12' 4" x 6' 7" (3.78m x 2.02m), with UPVC window to the rear aspect and radiator.

BEDROOM 4

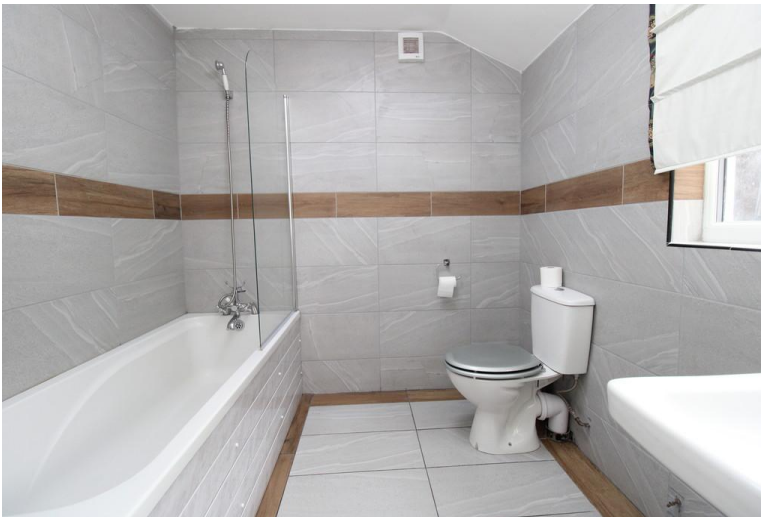
8' 5" x 6' 7" (2.59m x 2.02m), with UPVC window to the front aspect and radiator.

WC

With WC and wash hand basin.

OUTSIDE

To the front of the property there is a courtyard garden. To the rear of the property there is a yard with outbuildings.



WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Plan produced using PlanUp.

34 dixon street

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

