



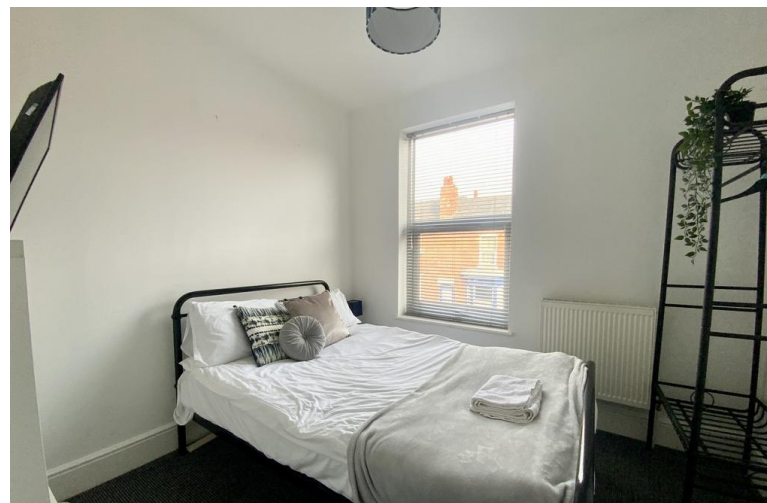
## 41 Dixon Street

Lincoln, LN5 8AQ

**£184,950**

A three/four bedroom bay-fronted mid terraced property located to the South of Lincoln just off the High Street. The property is let for 53 weeks from the 20th June 2024 with a total income of £21,728. For further information on rental yields please contact Mundys. The property benefits from accommodation comprising of a private Entrance Passage, bay-fronted Lounge/Bedroom, Dining Room, modern Fitted Kitchen and stairs rising to the First Floor Landing giving access to three further Bedrooms and the Shower Room. Outside there is a Rear Yard.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE – Freehold.**

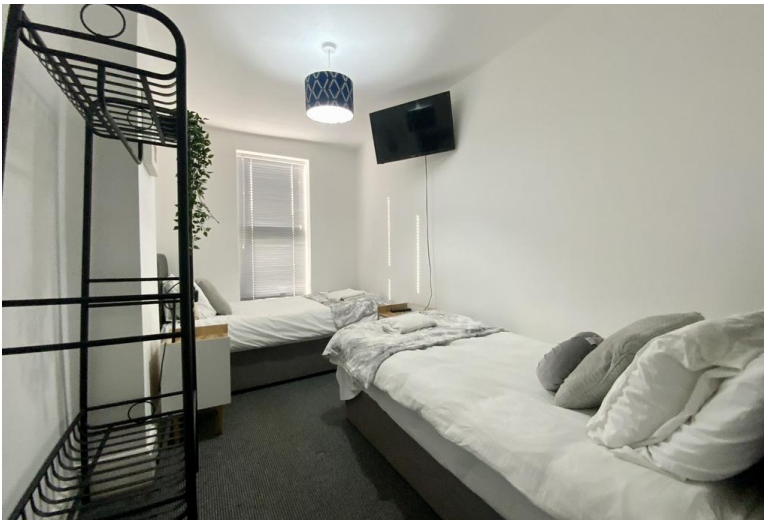
**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln on the High Street, turn right onto Dixon Street and the property is located on the left 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.



#### SIDE PASSAGE

With door to the front aspect, door to the Inner Hallway and leading to the Rear Yard.

#### INNER HALLWAY

With stairs to the First Floor Landing and doors to the Lounge and Dining Room.

#### LOUNGE/BEDROOM

11' 3" x 11' 11" (3.43m x 3.65m), currently being used as a Fourth Bedroom with UPVC bay window to the front aspect and radiator.

#### DINING ROOM

12' 3" x 11' 11" (3.74m x 3.65m), with double UPVC doors to the Rear Yard, understairs storage cupboard, space for a dining table, radiator and leading into the Kitchen.



#### KITCHEN

10' 6" x 6' 6" (3.22m x 2.00m), with UPVC window to the side aspect, fitted with base units and drawers, integral electric oven, four ring electric hob with extraction above, spaces for a washing machine, fridge, freezer and dishwasher and wall-mounted cupboards with complementary tiling below.

#### LANDING

Giving access to three Bedrooms and the Shower Room.

#### BEDROOM 1

15' 8" x 7' 11" (4.80m x 2.43m), with UPVC window to the rear aspect and radiator.

#### BEDROOM 2

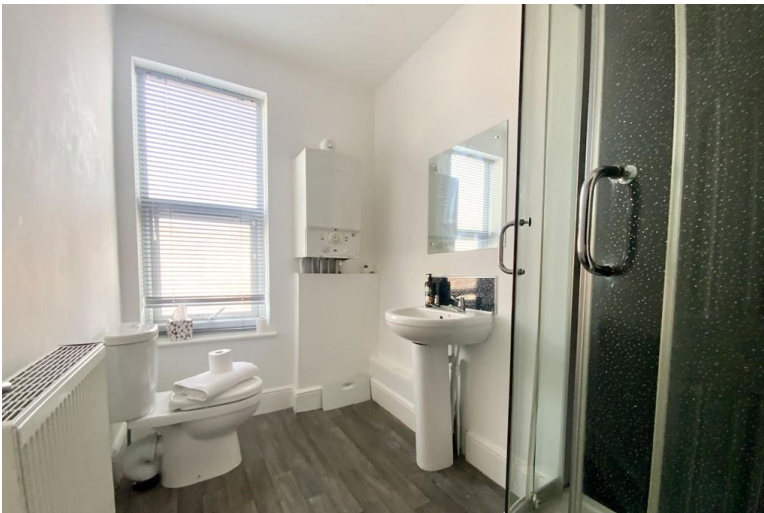
12' 5" x 7' 5" (3.81m x 2.28m), with UPVC window to the rear aspect and radiator.

#### BEDROOM 3

8' 4" x 9' 4" (2.56m x 2.85m), with UPVC window to the front aspect and radiator.

#### SHOWER ROOM

8' 4" x 5' 6" (2.56m x 1.68m), with UPVC window to the front aspect, chrome towel radiator and suite to comprise of shower, WC and wash hand basin.



#### OUTSIDE

To the rear of the property there is a Yard with decorative gravel beds.



#### WEBSITE

Our detailed website shows 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.ni](http://mundys.ni)

#### 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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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 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

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

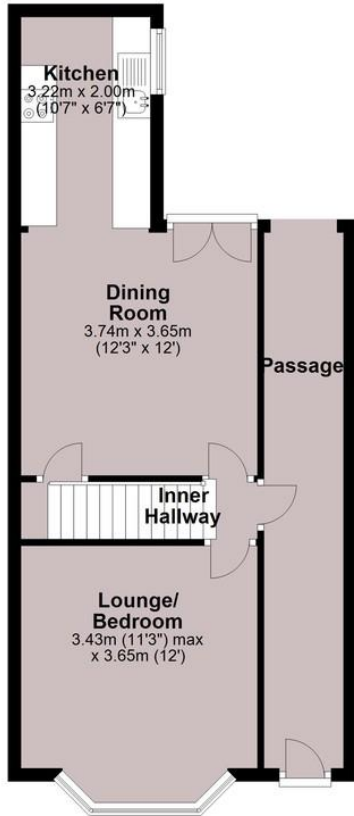
#### GENERAL

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 their clients and the vendors (Lessors) for whom they act as Agents given notice that:

- 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 whatsoever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

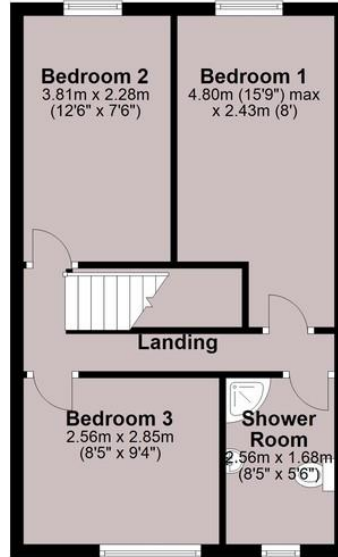
### Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



### First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**41 dixon street**

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

