



14 Mount Street

Lincoln, LN1 3JG

£310,000

A deceptively spacious three bedroom bay fronted terraced house, refurbished and improved to a high standard with the added benefit of a Detached Garage. The internal accommodation briefly comprising of Porch, Hall, Lounge with bay window, Dining Room, large Breakfast Kitchen and a First Floor Landing leading to three double Bedrooms, En-Suite Shower Room and a Family Bathroom. Outside there is a pleasant lawned garden and larger than average rear garage with vehicular access from Mill Row. Viewing of this beautiful family home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

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

HALL

With staircase to first floor and decorative tiled flooring.

LOUNGE

12' 9" x 12' 0" (3.89m x 3.66m), with double glazed bay window to the front aspect, decorative fireplace with inset gas fire, wooden flooring and radiator.

DINING ROOM

14' 0" x 12' 5" (4.28m x 3.80m), with double glazed window to the rear aspect, storage shelving, wooden flooring and radiator.

KITCHEN/BREAKFAST ROOM

27' 10" x 9' 3" (8.49m x 2.84m), fitted with a modern range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, fridge freezer, wine fridge and washing machine, space for Range cooker with extractor fan over, breakfast bar, cupboard housing the wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring, spotlights, understairs storage cupboard, two stylish tall radiators, three double glazed windows to the side aspect and double glazed French doors to the rear garden.



FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

BEDROOM 1

16' 9" (max)" x 9' 5" (5.11m x 2.89m), with double glazed window to the side aspect and radiator.



EN-SUITE SHOWER ROOM

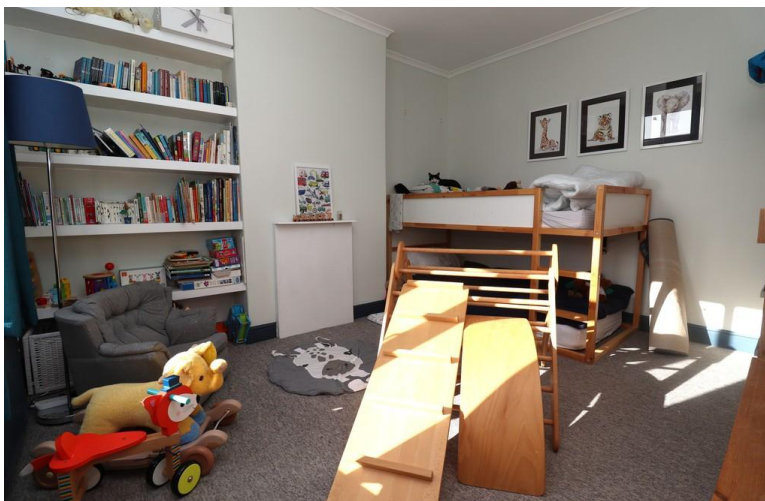
Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks, spotlights and chrome towel radiator.

BEDROOM 2

12' 0" x 17' 1" (3.67m x 5.23m), with two double glazed windows to the front aspect, decorative fireplace, overstairs storage cupboard with loft access point, wooden flooring and radiator.

BEDROOM 3

12' 7" x 11' 5" (3.85m x 3.48m), with double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a small garden set behind low level wall. To the rear of the property there is a pleasant and enclosed garden, laid mainly to lawn with patio seating areas, borders with mature shrubs and larger than average garage.



GARAGE

12' 5" x 15' 3" (3.79m x 4.67m), with vehicular access from Mill Row, electric roller up and over door, personal door accessed from the garden, double glazed window, re-enforced floor, light and power.

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.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, 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.

Claverings will be able to provide information and services they offer relating to removals. 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 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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