



5 Mount Street

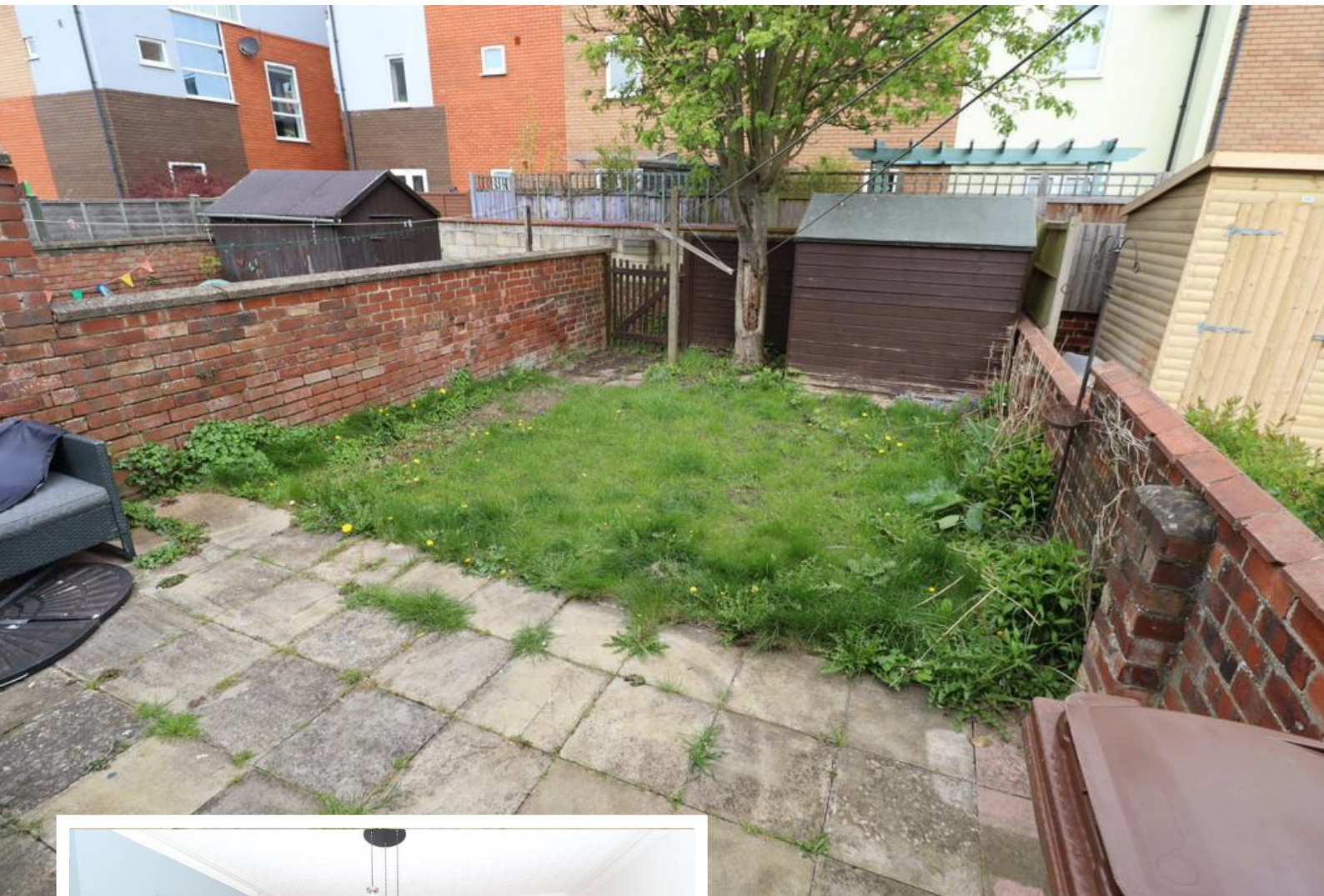
Lincoln, LN1 3JE

£290,000

A superb opportunity to purchase a traditional bay fronted mid terraced house located in the prime Uphill Area just off Burton Road. The property offers well-appointed living accommodation which briefly comprises of Entrance Hallway, Bay fronted Lounge, Dining Room, modern fitted Kitchen, Breakfast Room and Cloakroom with WC to the Ground Floor. To the First Floor there is a Landing Area, three Bedrooms and a Bathroom with modern fitted suite. Outside there is an enclosed lawned and paved rear garden with a separate shared pedestrian access from the rear. The property benefits from UPVC double glazed windows and gas central heating. Viewing is highly recommended to fully appreciate the condition and size of the accommodation on offer.



Mount Street, Lincoln, LN1 3JE



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.

DIRECTIONS

Leave Lincoln Road north along Yarborough Road at the Burton Road roundabout turn right on to Burton Road and then left on to Mount Street where the property can be 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.





ACCOMODATION

ENTRANCE PORCH

With part glazed door to the reception hallway.

RECEPTION HALLWAY

With stairs to the first floor landing, storage cupboard and access to cloakroom.

CLOAKROOM

With WC and wash hand basin.

LIVING ROOM

12' 9" x 12' 2" plus Bay window (3.91m x 3.72m), with bay window to the front elevation, exposed timber floorboards, multi-fuel stove and radiator.



DINING ROOM

12' 2" x 12' 5" (3.71m x 3.81m), with UPVC double glazed window to the rear elevation, radiator and exposed timber floorboards.

KITCHEN

14' 5" x 8' 5" (4.41m x 2.59m), having a comprehensive range of modern fitted units comprising of base cupboards and drawers with work surfaces over, inset sink with mixer tap, further wall mounted eye level units, gas range cooker, radiator, boiler and UPVC double glazed window to the side elevation. Pair of part glazed door provide access to the breakfast room.

BREAKFAST ROOM

8' 7" x 8' 11" (2.63m x 2.73m), having UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear garden and radiator.



FIRST FLOOR LANDING

Having storage cupboard over the stairs.

BEDROOM 1

15' 3" x 12' 2" (4.66m x 3.71m), with storage cupboards to the alcoves, two UPVC double glazed windows to the front elevation and radiator.

BEDROOM 2

12' 2" x 10' 7" (3.71m x 3.25m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

7' 9" x 8' 9" (2.37m x 2.68m), with UPVC double glazed window to the rear elevation and radiator.



BATHROOM

6' 11" x 5' 8" (2.13m x 1.74m), fitted with a modern suite comprising of a panel bath, wash hand basin and WC, radiator and UPVC double glazed window to the side elevation.

OUTSIDE

There is a small garden enclosed by low level brick walling with a recessed storm porch giving access to the front door. The rear garden is enclosed and briefly comprises of paved, lawned and gravelled areas and is enclosed by brick walls to the boundaries. There is a timber built shed and a shared pedestrian access from the rear.



NOTE: Please note that the photographs used in the marketing of this property were taken prior to the current tenancy in 2023.

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

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

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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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5 Mount St, Lincoln

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