



97 Dunkirk Road

Lincoln, LN1 3UJ

£169,950

A modern two bedroom semi-detached property positioned in this popular Uphill location on Dunkirk Road, just off Burton Road. The property benefits from having a driveway, covered car port and rear garden. The property has internal accommodation to comprise of Lounge, modern fitted Kitchen Diner, Ground Floor WC and stairs rising to a First Floor Landing giving access to two Bedrooms and a Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A

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

LOUNGE

11' 11" x 13' 8" (3.64m x 4.19m), with UPVC window and door to the front aspect, door to the Kitchen Diner, stairs to First Floor Landing and radiator.

KITCHEN/DINER

9' 1" x 13' 8" (2.77m x 4.19m), with UPVC window and door to the rear aspect, fitted with a range of modern base units and drawers with work surfaces over, sink and drainer with mixer tap, integral oven, four ring gas hob with extraction above, space for a washing machine, wall-mounted cupboards with complementary splashbacks, space for a dining table, radiator and door to WC.

WC

With WC, wash hand basin and radiator.

LANDING

With doors to two Bedrooms and a Bathroom.

BEDROOM 1

12' 4" x 10' 5" (3.77m x 3.19m), with UPVC window to the front aspect, radiator and fitted cupboard and airing cupboard.

BEDROOM 2

8' 10" x 7' 2" (2.71m x 2.20m), with UPVC window to the rear aspect and radiator.

BATHROOM

5' 5" x 6' 2" (1.67m x 1.90m), with UPVC window to the rear aspect, suite to comprise of bath, WC and wash hand basin, part-tiled walls and radiator.

OUTSIDE

To the front of the property there is a small flowerbed, car port and driveway to the side. To the rear there is an enclosed lawned garden with a paved seating area.





WEBSITE

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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

SMS & 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

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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

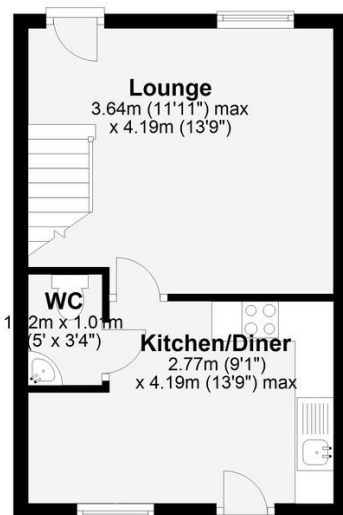
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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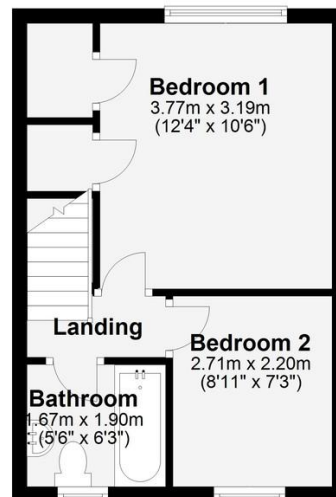
Ground Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

