



115 Yarborough Crescent

Lincoln, LN1 3NE

£399,950

Situated in the popular Uphill Area of Lincoln within close proximity to the Cathedral Quarter and Lincoln's Bailgate, a spacious three bedroom detached house with well-presented accommodation comprising of Porch, Hall, Lounge, Sitting Room, Kitchen, Rear Lobby, Utility Room and a First Floor Landing leading to three double Bedrooms and a four piece family Bathroom. The property sits on a generous mature plot with front and rear gardens, a block paved driveway for multiple vehicles and two single garages. Viewing of the property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

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

PORCH

With double glazed window to the side aspect.



HALL

With staircase to the first floor, parquet flooring, double glazed window to the front aspect and radiator.

SITTING ROOM

11' 0" x 10' 11" (3.36m x 3.34m) With double glazed bay window to the front aspect with wooden shutters and radiator.

LOUNGE

14' 10" x 11' 8" (4.54m x 3.58m) With double glazed French doors to the rear garden, gas fire set within feature fireplace and radiator.

KITCHEN

12' 7 (max)" x 11' 7 (max)" (3.84m x 3.53m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer over, electric oven and hob with extractor fan over, spaces for fridge freezer and washing machine, double glazed windows to the side and rear aspects and radiator.

LOBBY

With tiled flooring.

UTILITY

12' 2" x 3' 0" (3.72m x 0.92m) With wall mounted gas fired central heating boiler, plumbing for washing machine, tiled flooring and double glazed window to the side aspect.

CLOAKROOM/WC

With close coupled WC and wall mounted wash hand basin, parquet flooring, understairs storage cupboard and double glazed window to the front aspect with wooden shutters.

FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard, storage cupboard, laminate flooring and loft access point.

BEDROOM 1

10' 10" x 10' 11" (3.32m x 3.34m) With double glazed bay window to the front aspect, laminate flooring and radiator.

BEDROOM 2

11' 8" x 11' 1" (3.56m x 3.38m) With double glazed window to the rear aspect, range of fitted wardrobes, laminate flooring and radiator.

BEDROOM 3

11' 8" x 7' 11" (3.56m x 2.43m) With double glazed window to the rear aspect, laminate flooring and radiator.

BATHROOM

8' 8" x 8' 5" (2.65m x 2.58m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, laminate flooring and double glazed window to the rear aspect.





OUTSIDE

To the front of the property there is a pleasant garden laid mainly to lawn with mature shrubs and trees and a side block paved driveway with turning space and further driveway set behind secure gates providing access to two detached single garages. One garage has light and power. The property further benefits from an extensive and enclosed rear garden, laid mainly to lawn with decked seating area, flowerbeds, mature trees and hot and cold outside taps.

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 Gison 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

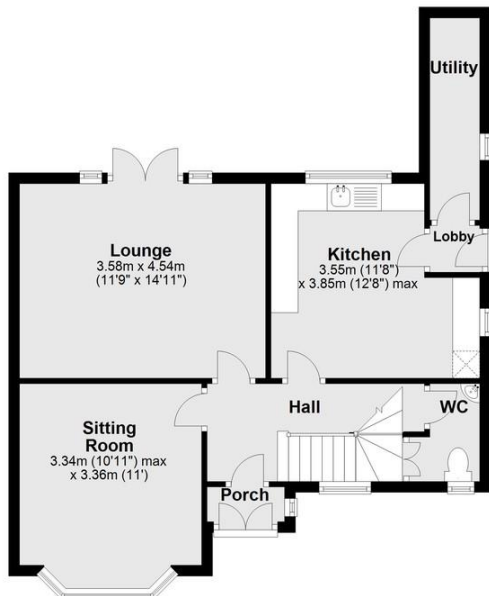
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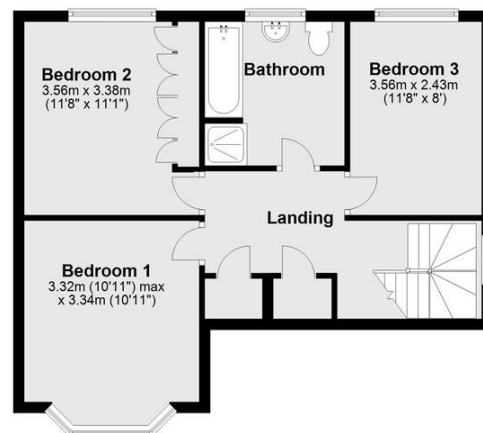
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Ground Floor
Approx. 56.2 sq. metres (604.8 sq. feet)



First Floor
Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 108.4 sq. metres (1167.1 sq. feet)

For illustration purposes only.
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 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.

