



46 Burton Road

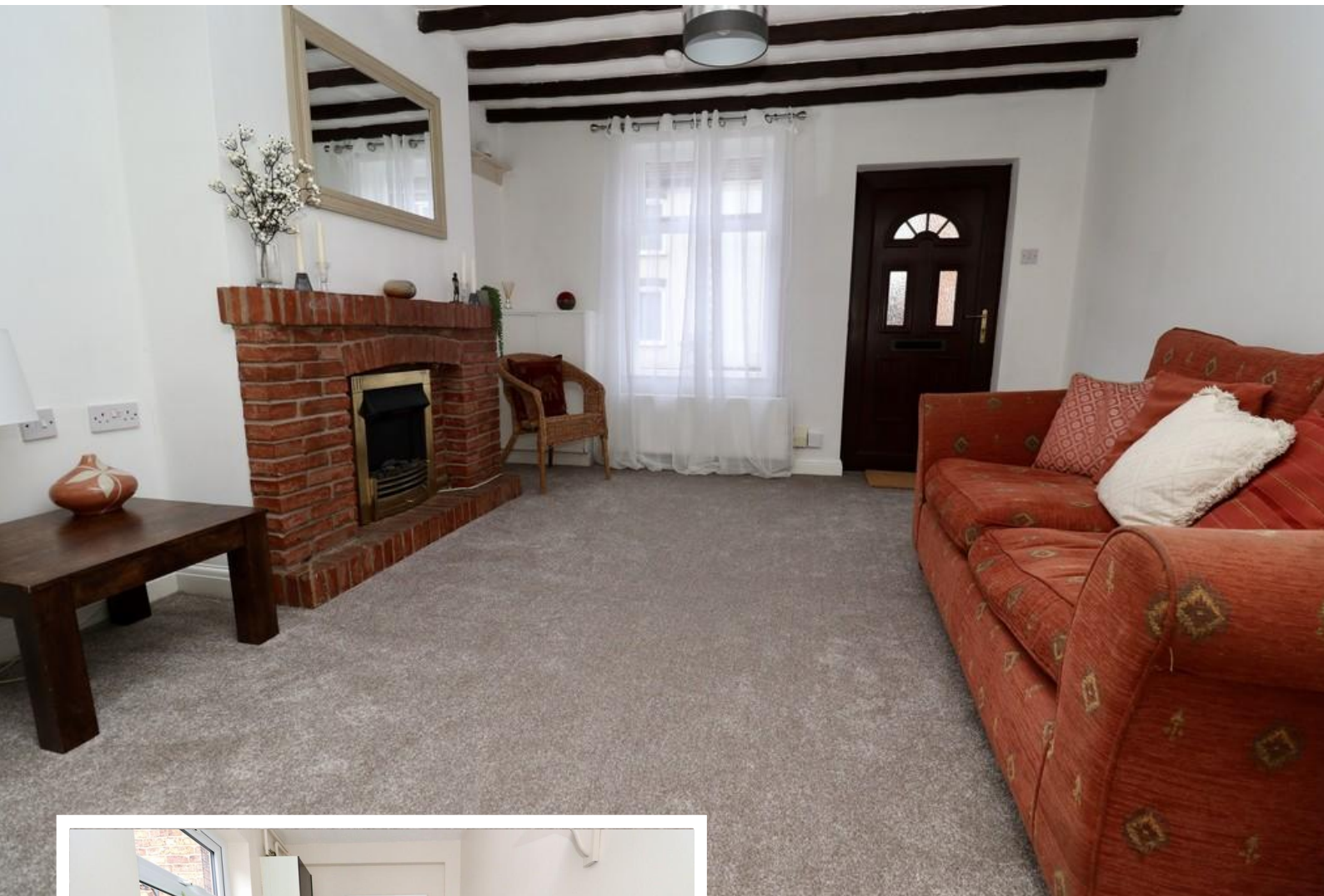
Lincoln, LN1 3LB

£179,950

Situated within a stones throw of Lincoln's desirable Bailgate and Cathedral Quarter in the Uphill area, a traditional two bedroom terraced house with the additional benefit of off-street parking. The property has accommodation comprising of Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to two Double Bedrooms. Outside there is a paved rear yard and off-street parking with space for two cars, accessed via Occupation Lane. The property further benefits from No Onward Chain and viewing is highly recommended.



Burton Road, Lincoln, LN1 3LB



SERVICES

All mains services available. Gas central heating.

EPC RATING – E

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' 5" x 11' 10" (3.49m x 3.63m), with entrance door and double glazed window to the front aspect, electric fire in feature brick fireplace, radiator and feature ceiling beams.

DINING ROOM

11' 10" x 10' 8" (3.63m x 3.26m), with staircase to First Floor, double glazed window to the rear aspect, radiator and feature ceiling beams.

KITCHEN

9' 4" x 5' 5" (2.86m x 1.66m), fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, spaces for a fridge, washing machine and cooker, wall-mounted gas-fired central heating boiler and double glazed window to the side aspect.

REAR LOBBY

With door to the rear garden.

BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, radiator, shaver point and double glazed window to the rear aspect.

FIRST FLOOR LANDING

Giving access to two Bedrooms.

BEDROOM 1

12' 0" x 11' 5" (3.68m x 3.50m), with double glazed window to the front aspect and radiator.

BEDROOM 2

10' 8" x 9' 1" (3.27m x 2.77m), with double glazed window to the rear aspect, overstairs storage cupboard and radiator.

OUTSIDE

The property has a paved courtyard garden and off-street parking with space for two vehicles, which is accessed via Occupation Road.





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

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 roughly checked.

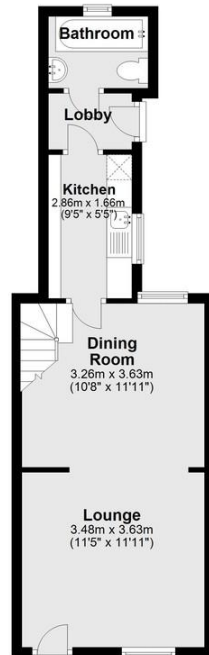
GENERAL

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:

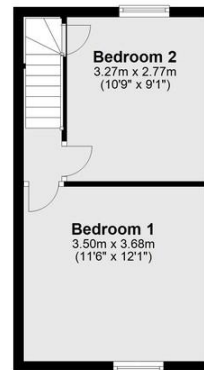
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. 34.8 sq. metres (374.1 sq. feet)



First Floor
Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 59.9 sq. metres (644.4 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 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.

