



## 12 Winster Close

Lincoln, LN2 4UL

**£189,950**

A three bedroom semi-detached house situated in the Uphill area of Lincoln, being sold as an ongoing investment with tenant in situ and achieving an approximate rental yield of 5.18%. The property has well-presented accommodation comprising of Hall, Lounge, Kitchen Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside the property has front and rear gardens and a gravelled driveway.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B**

**LOCAL AUTHORITY -** West Lindsey District 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.

### LOUNGE

14' 6" x 11' 10" (4.44m x 3.63m), with double glazed bay window to the front aspect, radiator and understairs storage cupboard.

### KITCHEN DINER

14' 8" x 8' 3" (4.49m x 2.52m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for a fridge freezer and washing machine, wall-mounted gas-fired central heating boiler, tiled splashbacks, double glazed window and French doors to the rear aspect and radiator.

### FIRST FLOOR LANDING

With loft access point and overstairs storage cupboard.

### BEDROOM 1

12' 5" x 8' 0" (3.80m x 2.44m), with double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 5" x 8' 0" (3.18m x 2.44m), with double glazed window to the rear aspect and radiator.

### BEDROOM 3

9' 10" x 6' 0" (3.00m x 1.84m), with double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawned garden and a side gravelled driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed lawned garden.





#### 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](http://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

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 them 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 them 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

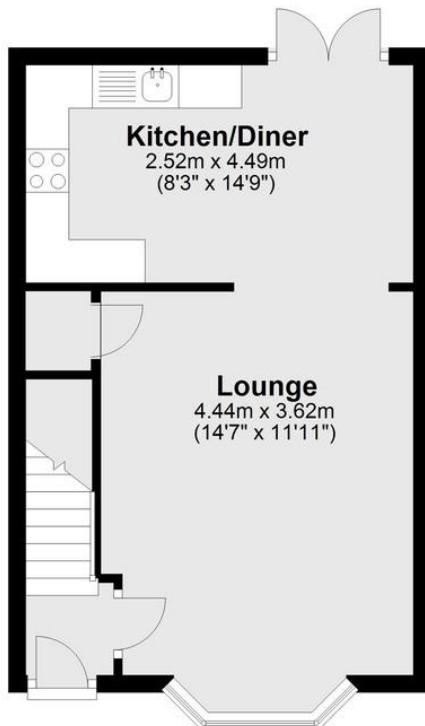
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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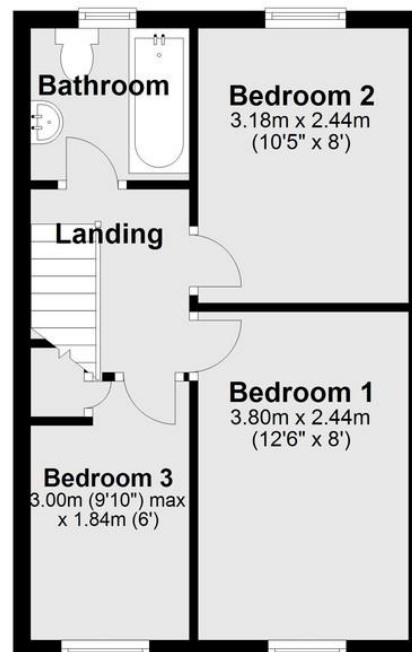
## Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



## First Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



Total area: approx. 62.9 sq. metres (676.9 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.

