



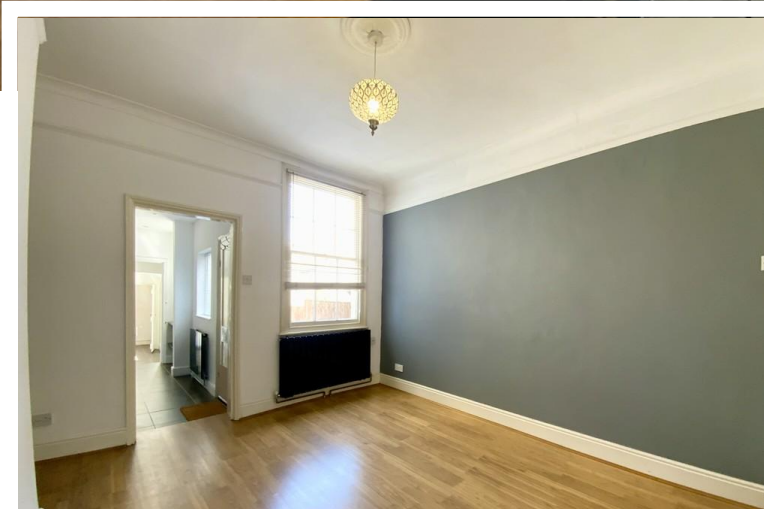
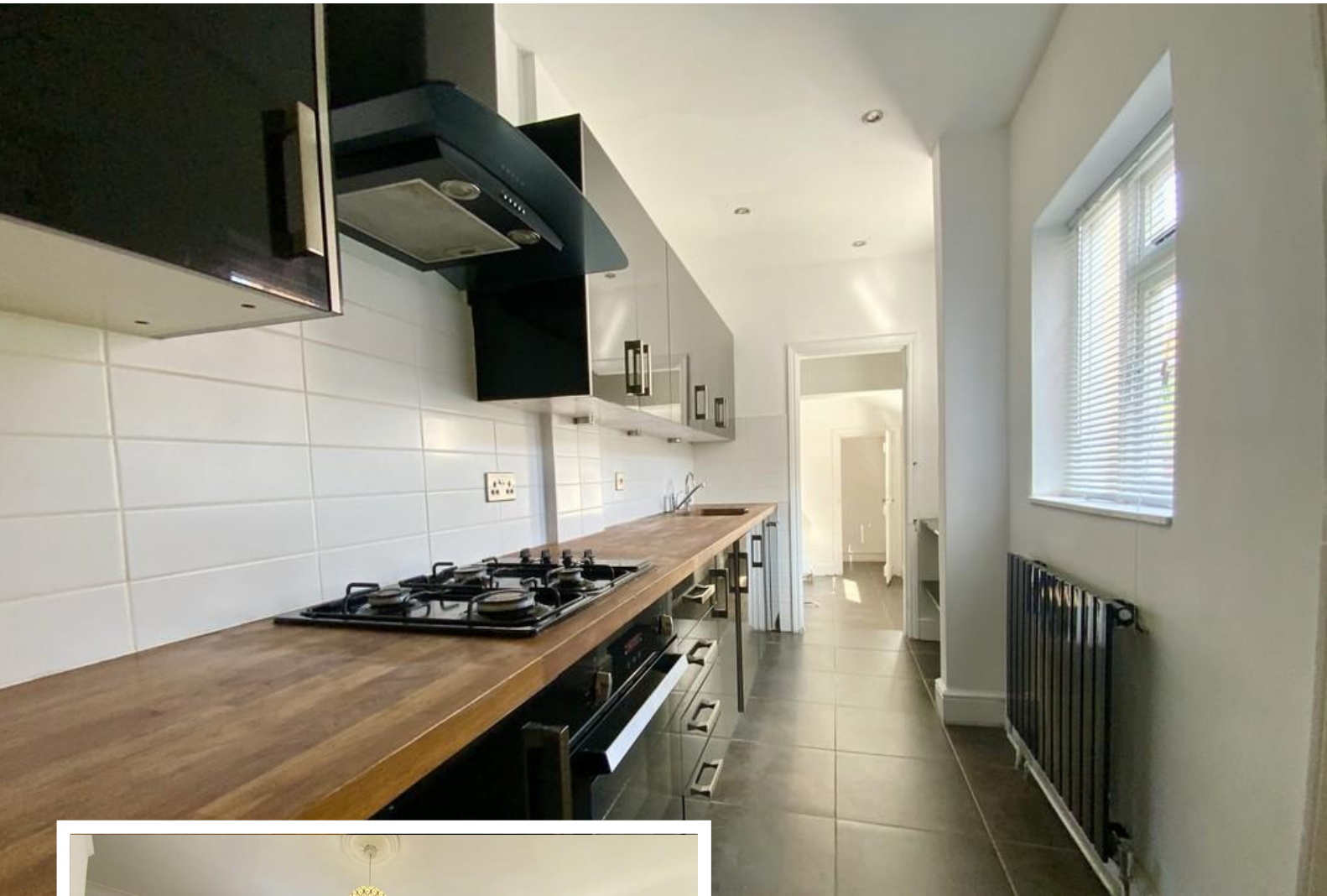
9 Winnowsty Lane

Lincoln, LN2 5RZ

£225,000

A well-presented two bedroom bay-fronted terraced property positioned in this prime Uphill location, close to the Cathedral Quarter of Lincoln. The property has well-maintained accommodation comprising of Shared Entrance Hallway, Inner Hallway, fitted modern Kitchen, Utility Room, Ground Floor WC and a First Floor Landing giving access to two well-appointed Bedrooms, Bathroom and En-Suite Shower Room to the Main Bedroom. Outside there is a garden to the front and a paved garden to the rear.





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.

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.



SHARED ENTRANCE

With door to the front aspect and doors to the Inner Hallway and rear garden.

INNER HALLWAY

With stairs to First Floor Landing and doors leading to the Lounge and Dining Room.

LOUNGE

11' 9" x 11' 3" (3.60m x 3.44m), with UPVC double glazed bay window to the front aspect, two radiators, shelving, decorative coving and ceiling rose.

DINING ROOM

12' 0" x 11' 3" (3.66m x 3.44m), with wooden laminate flooring, window to the rear garden, radiator and door to the Kitchen.



KITCHEN

12' 9" x 5' 5" (3.89m x 1.66m), with door and windows to the side aspect, tiled flooring, fitted with a range of modern base units and drawers with wooden work surfaces over, wall-mounted cupboards, complementary splashbacks, integral electric oven, four ring gas hob with extraction above, space for a fridge, radiator, shelving and door to the Utility Room.

UTILITY ROOM

10' 0" x 5' 5" (3.07m x 1.66m), with window to the side aspect, radiator, tiled flooring, fitted with a range of base units with wooden work surfaces over, wall-mounted cupboards, space for a washing machine and door to the WC.

WC

With WC.

FIRST FLOOR LANDING

Giving access to two Bedrooms and Bathroom and a range of fitted wardrobes.

BEDROOM 1

12' 0" x 11' 1" (3.66m x 3.39m), with UPVC bay window to the front aspect, decorative fireplace, radiator and door to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM

With shower and wash hand basin.

BEDROOM 2

12' 1" x 9' 10" (3.69m x 3.01m), with UPVC window to the rear aspect and radiator.

BATHROOM

14' 7" x 5' 7" (4.47m x 1.72m), with windows to the side aspect, suite to comprise of bath, shower, WC and wash hand basin, radiator, tiled flooring, tiled walls and extractor fan.

OUTSIDE

To the front of the property there is a path to the front door, paved seating areas and a range of shrubs. To the rear of the property there is a paved seating area and garden shed.

CELLAR



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 [mundysnet](http://mundysnet.co.uk)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gigan 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 £50 per purchase from them.

CWH and iWalter 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.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you 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

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 are for general information 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.

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4. 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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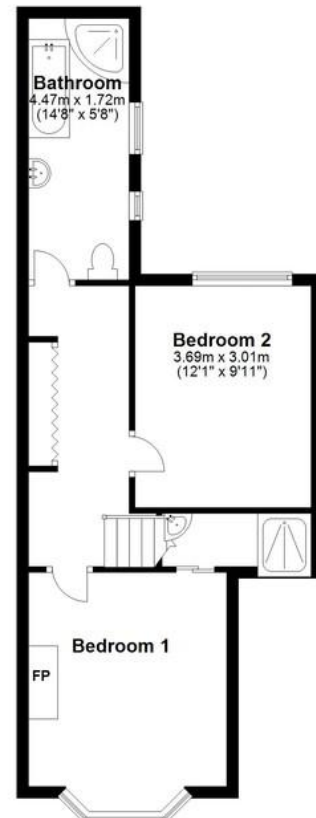
Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



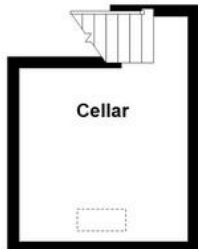
First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Basement

Approx. 9.5 sq. metres (102.6 sq. feet)



Total area: approx. 95.8 sq. metres (1031.3 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 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.

