



**285 Monks Road**

**Lincoln, LN2 5JZ**



Book a Viewing!

**£199,950**

A deceptively spacious three bedroomed three storey house to the East of the Cathedral City of Lincoln, within close proximity to the City Centre, Lincoln County Hospital and the Eastern Bypass. The property has well-presented and versatile accommodation comprising of Hall, Lounge, Dining Room, Kitchen and a First Floor Landing leading to two double Bedrooms, a Study and Family Bathroom. The property further benefits from a Basement Level with Bedroom 3, Utility Room and Shower Room. Outside there is an enclosed courtyard with brick outbuilding. Viewing of this property is essential to appreciate the accommodation on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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

### BASEMENT LEVEL

#### BEDROOM 3

12' 11" x 11' 2" (3.94m x 3.42m) With double glazed window to the rear aspect, decorative brick fireplace, understairs storage cupboard, wood flooring, spotlights and radiator.

#### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, sink with side drainer and mixer tap over, tiled flooring, tiled splashbacks, spotlights and double glazed door to the garden.



#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, spotlights and double glazed window to the side aspect.

### GROUND FLOOR

#### HALL

With glazed entrance door, laminate flooring and radiator.

#### DINING ROOM

14' 9" x 8' 7" (4.52m x 2.63m) With double glazed bay window to the front aspect and radiator.

#### LOUNGE

13' 2" x 11' 6" (4.03m x 3.53m) With electric fire set within decorative fireplace, double glazed window to the rear aspect, laminate flooring and radiator.



#### KITCHEN

14' 0" x 7' 2" (4.28m x 2.20m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer, cooker and dishwasher, tiled splashbacks, tiled flooring, radiator, two double glazed windows to the side aspect and door to the garden.

### FIRST FLOOR

#### LANDING

With airing cupboard and radiator.

#### BEDROOM 1

12' 2" x 11' 5" (3.72m x 3.49m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

#### BEDROOM 2

13' 2" x 8' 10" (4.03m x 2.70m) With double glazed window to the rear aspect and radiator.

#### STUDY

5' 10" x 4' 6" (1.79m x 1.39m) With double glazed window to the side aspect, spotlights and radiator.





## BATHROOM

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

## OUTSIDE

The property is set back from the road by a small yard behind low level wall. To the rear there is an enclosed courtyard with a brick storage shed.



### 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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.

### CWHJ Water and Callum Lyman 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 thoroughly checked.

### GENERAL

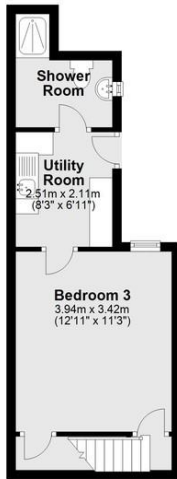
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given their ethical:

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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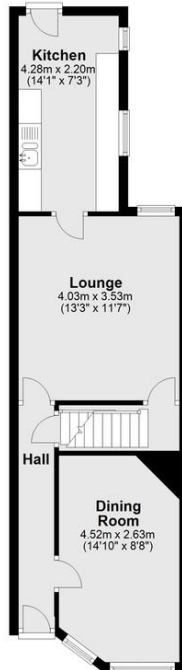
### Basement

Approx. 25.9 sq. metres (279.1 sq. feet)



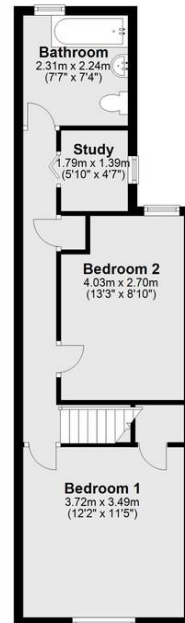
### Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 109.3 sq. metres (1176.4 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 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.

