



28 Sibthorp Street
Lincoln, LN5 7SH



Book a Viewing!

£195,000

A traditional bay-fronted terraced house with five lettable rooms, currently let for £1800 PCM (to four students including bills). The property is located to the South of the Cathedral City of Lincoln, ideal for easy access to the University, and could make the perfect investment or could be returned to a family home. The well-presented accommodation comprises of Side Passage, Hall, Lounge/Bedroom 5, Living/Dining Room, modern Kitchen, Bathroom, Utility/WC and a First Floor Landing leading to four Bedrooms and Shower Room. There is a yard to the rear of the property and the property also benefits from residents permit parking.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

NOTE

The property is currently let at £1,800 per calendar month to four people until 15th August 2024.

From 25th August 2024 the property will be let to three people at £1,485 per calendar month from 21st August 2024 to 13th August 2025.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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.

HALL With staircase to the First Floor.

LOUNGE/BEDROOM 5 12' 5" x 11' 8" (3.80m x 3.56m), with double glazed bay window to the front aspect, decorative fireplace and radiator.

LIVING/DINING ROOM 12' 5" x 12' 4" (3.80m x 3.76m), with double glazed window to the rear aspect, laminate flooring, understairs storage cupboard and radiator.

KITCHEN 12' 2" x 7' 5" (3.73m x 2.27m), fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, stainless steel sink with side drainer and hot and cold taps, spaces for a washing machine, dishwasher and fridge freezer, tiled splashbacks, double glazed window to the side aspect and door to the garden.

BATHROOM 7' 5" x 6' 11" (2.27m x 2.11m), with panelled bath with shower over and glass shower screen, pedestal wash hand basin, chrome towel radiator, tiled floor and double glazed window to the side aspect.

UTILITY/WC With close coupled WC, space for a washing machine, wall-mounted gas-fired central heating boiler, part-tiled walls, tiled floor and double glazed windows to the side and rear aspects.

FIRST FLOOR LANDING Giving access to four Bedrooms and Shower Room.

BEDROOM 1 12' 4" x 9' 7" (3.78m x 2.94m), with double glazed window to the rear aspect and radiator.

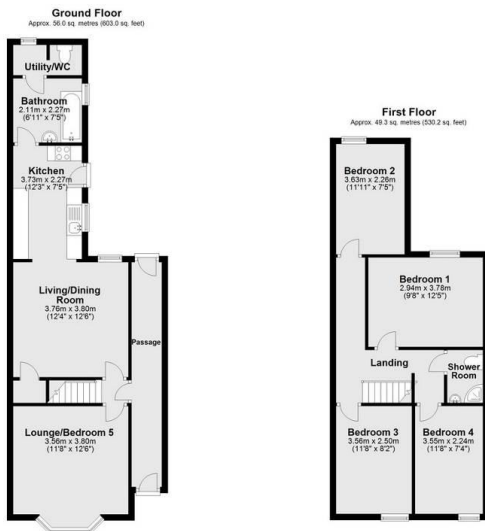
BEDROOM 2 11' 10" x 7' 4" (3.63m x 2.26m), with double glazed window to the rear aspect and radiator.

BEDROOM 3 With double glazed window to the front aspect, decorative fireplace and radiator.

BEDROOM 4 11' 7" x 7' 4" (3.55m x 2.24m), with double glazed window to the front aspect and radiator.

SHOWER ROOM Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, tiled walls, roof light and radiator.

OUTSIDE To the rear of the property there is a yard. The property also benefits from residents permit parking.



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, Burron and Co, Bridge McFarland, Dale & Co, Gird & 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 £1,500 per sale and £250 per purchase from them.

CWH, J Walter 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 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 costs of financing your purchase.

NOTE

- None of these services or equipment have been checked or tested.
- 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 themselves and the vendors (Lessors) for whom they act as Agents given notice that:

- The details are a general outline of 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.
- 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 therein as not verified.

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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.

