



## 56 Queen Mary Road Lincoln, LN1 3NT



Book a Viewing!

**£156,500**

A well-presented two bedroom terraced house in the Uphill Area of the Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Porch, Hall, Lounge, fitted Kitchen, Side Porch and a First Floor Landing leading to a modern Bathroom and two double Bedrooms. Outside the property has a gated block paved driveway to the front and there is an enclosed rear garden with brick store. This property would be ideally suited to a first time buyer or an investor. Viewing is essential to appreciate the accommodation on offer.







#### **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

### PORCH

### HALL

With stairs to First Floor, double glazed window to the front aspect and radiator.

### LOUNGE

14' 11" x 9' 11" (4.55m x 3.04m), with double glazed bay window to the front, double glazed window to the rear aspect, gas fire and radiator.

### KITCHEN

12' 7" x 8' 0" (3.85m x 2.45m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, spaces for a fridge freezer and washing machine, tiled splashbacks, wall mounted gas fired central heating boiler, understairs storage cupboard, spotlights, radiator and double glazed window to the rear aspect.

### SIDE PORCH

With glazed door to the rear garden and radiator.

### FIRST FLOOR LANDING

With double glazed window to the rear aspect.



### BEDROOM 1

14' 11" x 10' 0" (4.56m x 3.05m), with double glazed windows to the front and rear aspects and radiator.

### BEDROOM 2

10' 1" x 9' 11" (3.09m x 3.03m), with double glazed window to the front aspect, radiator and overstairs storage cupboards.

### BATHROOM

fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and wash hand basin in a vanity unit, radiator, partly tiled walls, spotlights and double glazed window to the rear aspect.



### OUTSIDE

To the front of the property there is a gated block paved driveway providing off street parking. To the rear of the property there is an enclosed garden laid mainly to lawn with a brick storage shed.





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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman will be able to provide information on 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.

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**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.

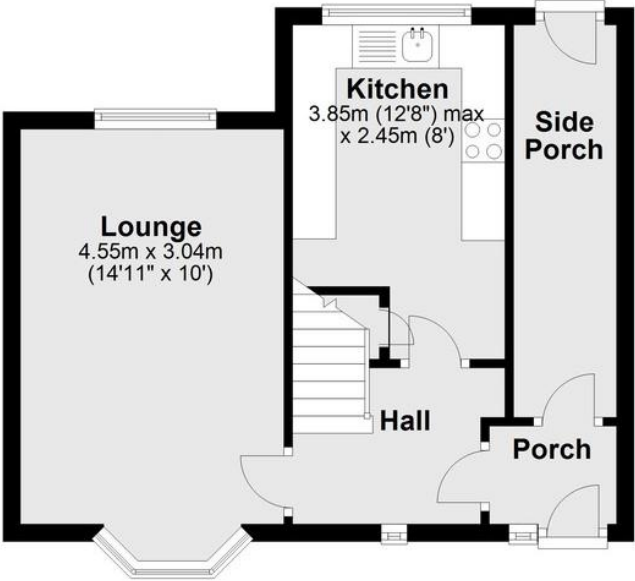
**GENERAL**  
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
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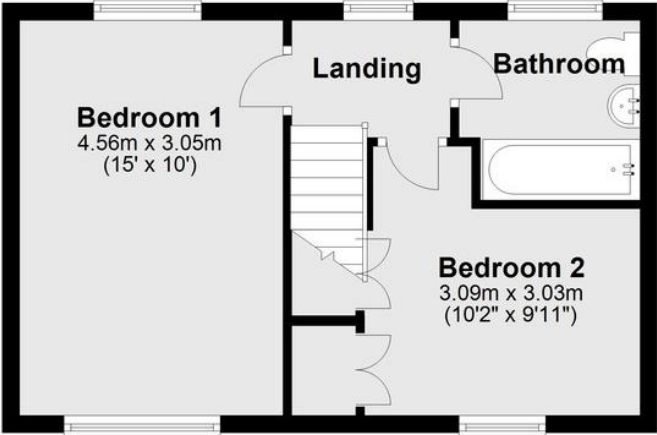
**Ground Floor**

Approx. 35.6 sq. metres (383.0 sq. feet)



**First Floor**

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 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.

