



**102 Mill Road**  
Lincoln, LN1 3JH



Book a Viewing!

**£195,000**

A charming and immaculate two bedroom terraced house in the Uphill area of Lincoln, close to the Cathedral Quarter and Bailgate. The property has much improved accommodation comprising of Lounge, Hall, Dining Room, newly fitted Kitchen and a First Floor Landing leading to two Double Bedrooms, both with En-Suites. Outside there is residents permit parking and an enclosed rear garden. The property further benefits from No Onward Chain and viewing is highly recommended.





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C

**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

### LOUNGE

12' 11" x 11' 8" (3.95m x 3.56m), with newly fitted double glazed sliding sash window to the front aspect, newly fitted composite front door, engineered wood flooring, feature fireplace and radiator.

### HALL

With staircase to First Floor and engineered wood flooring.

### DINING ROOM

12' 11" x 11' 10" (3.94m x 3.61m), with large double glazed window to the rear aspect, understairs storage cupboard, engineered wood flooring, wood panelling and radiator.



### KITCHEN

10' 8" x 6' 3" (3.27m x 1.91m), newly fitted with a range of wall and base units with solid worktops over, ceramic sink with side drainer and mixer tap over, integrated electric oven, gas hob with extractor fan over, integrated dishwasher and washing machine, tiled splashbacks, engineered wood flooring, glazed door to the rear garden and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With loft hatch.



### BEDROOM 1

12' 11" x 11' 9" (3.94m x 3.60m), with double glazed sash window to the front aspect, wooden flooring, overstairs storage cupboard and radiator.

### EN-SUITE SHOWER ROOM

### BEDROOM 2

12' 11" x 11' 10" (3.95m x 3.63m), with double glazed window to the rear aspect, wooden flooring and radiator.

### EN-SUITE BATHROOM

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



### OUTSIDE

The property benefits from residents permit parking. To the rear there is an enclosed garden with outside tap and wooden shed.



#### WEBSITE

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#### 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, 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 and 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.

#### 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

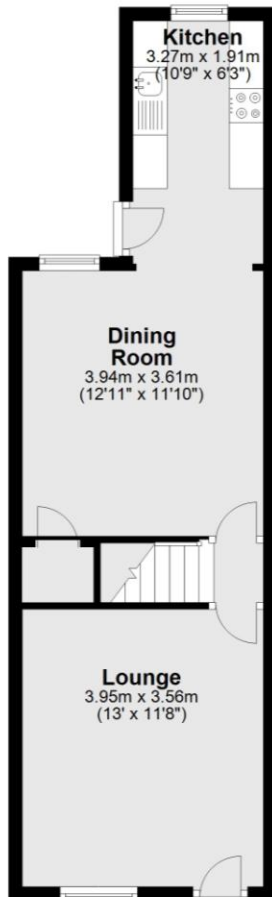
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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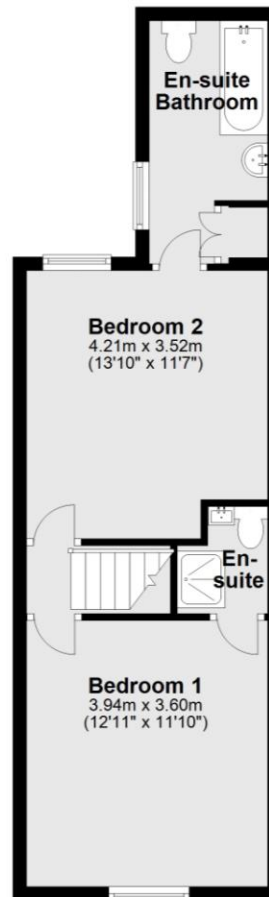
### Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 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 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.

