



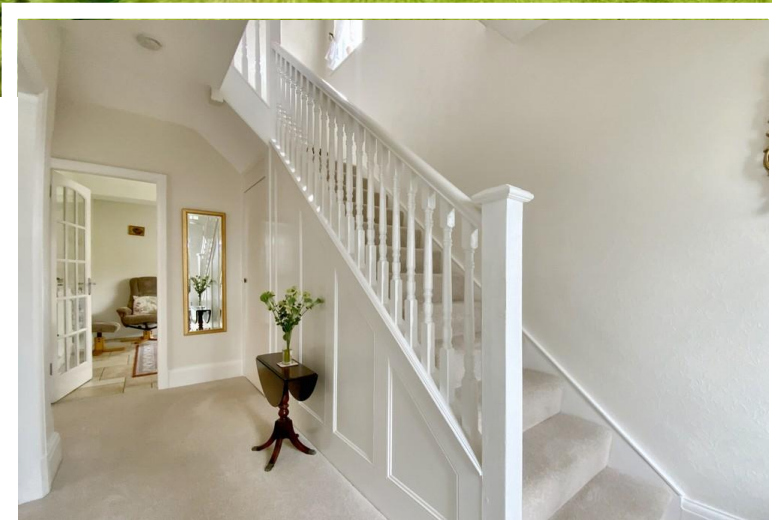
Bryteluc, Lincoln Road

Lincoln, LN2 2NF

£299,500

A well-presented three bedroom semi-detached bay-fronted property positioned in this popular Uphill location on Lincoln Road. The property is situated on a larger than average plot with extensive gardens to the front and rear of the property. The property has internal accommodation to comprise of Entrance Porch, Reception Hallway, bay-fronted Reception Room, Lounge, modern fitted Kitchen and Rear Entrance leading to a Pantry, Utility and WC. The First Floor Landing gives access to three well-appointed Bedrooms and a Bathroom. To the side of the property there is a driveway and a garage. The property further benefits from No Onward Chain.





SERVICES

Mains Electricity and water. Drainage to septic tank.
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.



ACCOMMODATION

PORCH

With UPVC door and window to the front aspect, tiled flooring, stained glass window and door to the Inner Hallway.

INNER HALLWAY

With stairs rising to the First Floor Landing, radiator and doors to the Reception Room, Lounge, Kitchen and downstairs storage cupboard.

LOUNGE

11' 8" x 14' 1" (3.58m x 4.31m), with double UPVC doors to the rear garden, radiators, gas fire with marble hearth and decorative surround, coving to ceiling and fitted display cabinet.



RECEPTION ROOM

13' 0" x 15' 2" (3.98m x 4.64m), with UPVC double glazed bay window to the front aspect with window seat, two radiators, wall lights and coving to ceiling.

KITCHEN

12' 0" x 11' 4" (3.68m x 3.46m), with UPVC double glazed window to the side aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, integral electric oven and four ring electric hob, corner composite sink with mixer tap, wall-mounted cupboards with complementary splashbacks and floor-mounted gas central heating boiler.



REAR ENTRANCE

With UPVC door to the side aspect and doors to WC, Pantry and Utility.

WC

With window to the side aspect and WC.

UTILITY ROOM

4' 8" x 7' 2" (1.43m x 2.19m), with shelving and spaces for fridge freezer and washing machine.

PANTRY / STORE

With shelving.

FIRST FLOOR LANDING

With UPVC window to the side aspect and doors leading to three Bedrooms and Bathroom.



BEDROOM 1

11' 10" x 14' 9" (3.62m x 4.51m), with UPVC bay window overlooking the rear garden and radiator.

BEDROOM 2

11' 6" x 15' 1" (3.51m x 4.61m), with UPVC bay window to the front aspect, range of fitted wardrobes and radiator.

BEDROOM 3

8' 4" x 7' 7" (2.56m x 2.32m), with UPVC window to the front aspect and radiator.



BATHROOM

8' 4" x 8' 8" (2.56m x 2.65 m), with UPVC window to the rear aspect, wooden flooring, tiled walls, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard and radiator.

OUTSIDE

To the front of the property there is a block paved driveway, lawned garden, flowerbeds, mature shrubs, trees and decorative hardstanding area. To the rear of the property there is an extensive lawned garden with flowerbeds, mature shrubs and trees.

GARAGE

9' 3" x 15' 3" (2.83m x 4.67 m), with up and over door to the front aspect, power and lighting.



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CWH and J. Walker 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.

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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 costs of financing your purchase.

NOTE

1. None of these 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

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1. 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 in relation to this property.
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Approx Gross Internal Area
128 sq m / 1383 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
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LN8 3EH

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