



72 Lupin Road

Lincoln, LN2 4GD



Book a Viewing!

£165,000

This is a modern two bedroom semi detached property positioned in this popular Uphill location on Lupin Road, close to a wide range of local facilities and Uphill shops. The property has internal accommodation to comprise of an Inner Hallway, Lounge, Kitchen Diner and stairs raising to First Floor Landing giving access to two Bedrooms and a Bathroom. Outside there are gardens to the front, side and rear, a driveway providing off street parking and a single garage. The property is currently let by Mundys Estate Agents but could be offered with vacant possession or as a rental investment.



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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.

INNER HALLWAY

With UPVC entrance door, stairs to the First Floor Landing and door leading into the Lounge.

LOUNGE

15' 2" x 8' 7" (4.64m x 2.64m), with UPVC window to the front aspect, radiator and door leading into the Kitchen Diner.

KITCHEN/DINER

9' 10" x 12' 7" (3.01m x 3.84m), with UPVC window and door to the rear garden, radiator, space for dining table, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral oven and four ring gas hob with extraction above, wall mounted gas central heating boiler, wall mounted cupboards and spaces for fridge and washing machine.

LANDING

With doors to two Bedrooms and a Bathroom.

BEDROOM 1

9' 3" x 12' 7" (2.83m x 3.84m), with UPVC window to the front aspect and radiator.

BEDROOM 2

9' 2" x 12' 7" (2.80m x 3.84m), with UPVC window to the rear aspect, over stairs storage cupboard and radiator.

BATHROOM

6' 5" x 6' 2" (1.96m x 1.89m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

OUTSIDE

To the front of the property there is a lawned garden, path to the front door and a gravelled driveway providing off street parking for vehicles and giving vehicular access to the garage. To the rear of the property there is a paved seating area, lawned gardens and flowerbeds.

GARAGE

17' 0" x 7' 11" (5.19m x 2.42m), with up and over door, power and light.

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, 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 £1,300 per sale and £250 per purchase from them.

CWH, J Water and Callum Lyman will be able to provide information and services they offer relating to airways. 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 550188 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

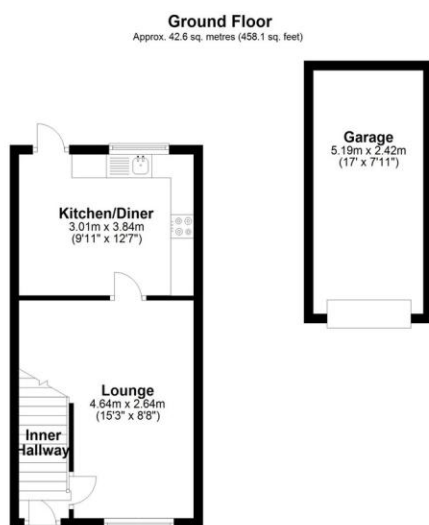
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 for themselves and the vendors (Lesors) for whom they act as Agents give notice that:

- The details are a general outline of guide only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make for themselves and the vendors (Lesors) for whom they act as Agents give notice that:
- 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 in items stated herein as not verified.

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Total area: approx. 72.4 sq. metres (779.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents



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