



Spital Street
Lincoln, LN1 3EG



Book a Viewing!

£182,500

A three Bedroom traditional Terraced House located in the prime Uphill Area of Lincoln, within close proximity to Lincoln's Bailgate and Cathedral Quarter. The property has well-presented accommodation comprising of Hall, Lounge, Dining Room, fitted Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is an enclosed low maintenance garden with a brick store/outbuilding and the property further benefits from on-street parking. The property has the added benefit of gas central heating. Viewing is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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

HALL

With staircase to the first floor.

LOUNGE

12' 3" x 11' 5" (3.75m x 3.49m) With double glazed window to the front aspect, gas fire inset (currently disconnected) within a feature decorative fireplace and radiator.

DINING ROOM

12' 2" x 11' 5" (3.72m x 3.48m) With double glazed window to the rear aspect, storage cupboard, understairs cupboard and radiator.



KITCHEN

12' 7" x 6' 2" (3.84m x 1.89m) Fitted with a range of wall and base units with work surfaces over, spaces for oven, fridge freezer and washing machine, stainless steel sink with side drainer and mixer tap over, tiled splashbacks and double glazed window to the side aspect.

LOBBY

With door to the garden and airing cupboard housing the gas combi boiler.

BATHROOM

6' 1" x 5' 5" (1.86m x 1.66m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

BEDROOM 1

11' 5" x 10' 7" (3.48m x 3.23m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

BEDROOM 2

13' 7" x 5' 5" (4.16m x 1.97m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 9" x 8' 2" (2.98m x 2.51m) With double glazed window to the rear aspect and radiator.



OUTSIDE

To the rear of the property there is an enclosed garden, landscaped for ease of maintenance with a block paved patio seating area, gravelled areas and flower beds. There is a brick store/outbuilding.



WEBSITE

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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 £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

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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 roughly checked.

GENERAL

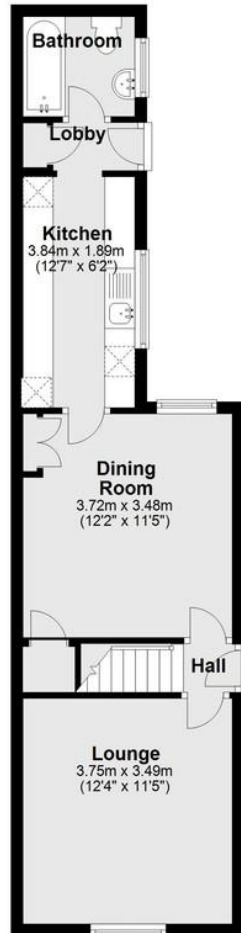
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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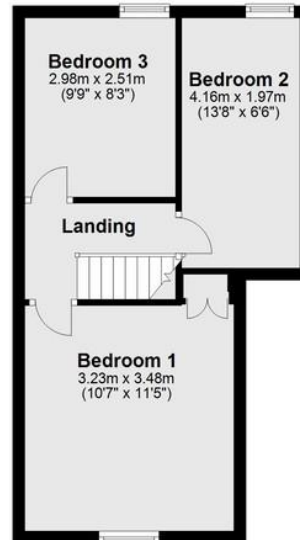
Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 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 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.

