



## 13 Birkdale

Off Brant Road, Lincoln, LN5 9UJ



[Book a Viewing!](#)

**£170,000**

This is a three bedroom mid terrace modern property positioned in this popular location just off Brant Road. The property has internal accommodation to comprise of Inner Hallway, Kitchen/Diner, Lounge, Stairs to the First Floor Landing giving access to three Bedrooms, a Bathroom and separate WC. Outside there are gardens to the front and rear of the property with an outside storage shed to the front.



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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.





#### INNER HALLWAY

With UPVC door to the front, radiator, doors leading to the Kitchen/Diner and Lounge and Stairs to the First Floor Landing.

#### KITCHEN/DINER

9' 9" x 10' 8" (2.98m x 3.26m) With UPVC window to the front, wall mounted gas central heating boiler, fitted with base units and drawers with work surfaces over, stainless steel sink and drainer, spaces for a cooker, washing machine and fridge, wall mounted cupboards with complementary tiling below, radiator and space for dining table.

#### LOUNGE

13' 5" x 14' 7" (4.10m x 4.47m) With UPVC window to the rear, radiator, electric fire and door to the rear entrance.

#### REAR ENTRANCE

With door to the rear, tiled flooring and under stairs storage.

#### LANDING

With doors leading into three Bedrooms, a Bathroom and a separate WC, over stairs storage cupboard, airing cupboard and a walk-in cupboard.

#### BEDROOM 1

13' 1" x 8' 10" (4.01m x 2.70m) With UPVC window to the rear and radiator.

#### BEDROOM 2

11' 1" x 8' 5" (3.38m x 2.58m) With UPVC window to the front and radiator.

#### BEDROOM 3

7' 0" x 8' 9" (2.15m x 2.67m) With UPVC window to the rear and radiator.

#### WC

With UPVC window to the front with WC.

#### BATHROOM

4' 10" x 5' 11" (1.48m x 1.82m) With UPVC window to the front, suite to comprise of bath and wash hand basin with vanity cupboard, partly tiled walls and radiator.

#### OUTSIDE

To the front of the property there is a lawned garden, flowerbeds and a path to the front door. To the rear of the property there is a lawned garden, flowerbeds, path, decorative gravelled beds, mature shrubs and trees and storage sheds.





**WEBSITE**  
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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 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.

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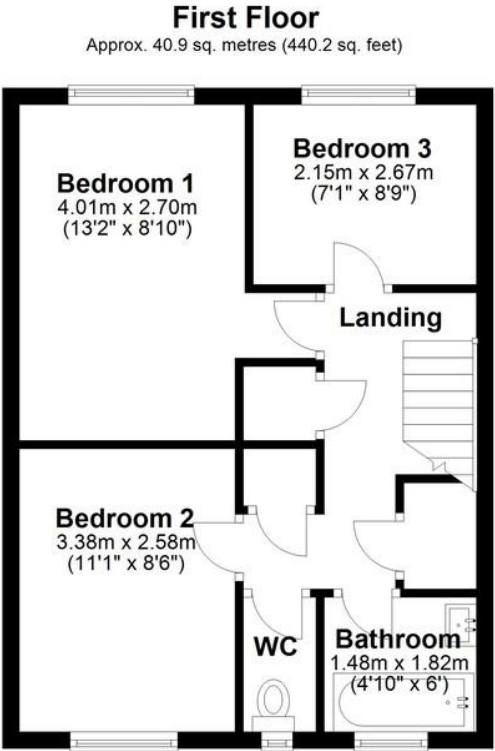
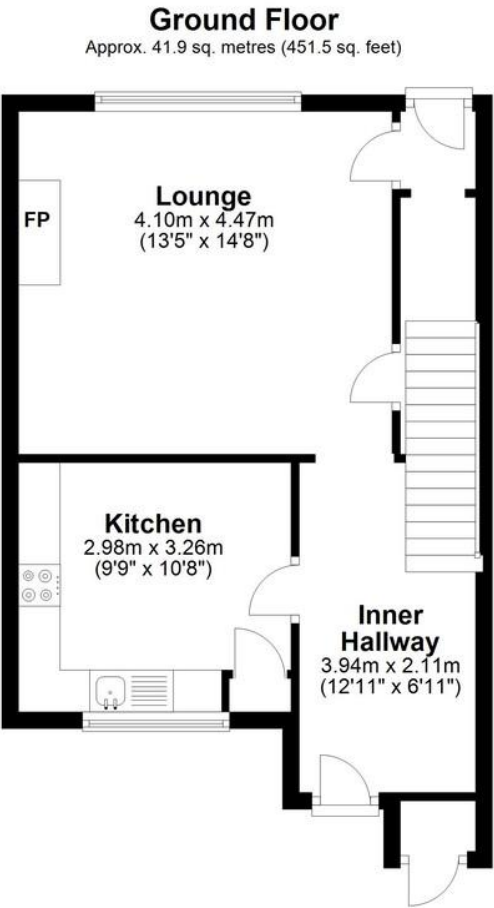
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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.

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Total area: approx. 82.8 sq. metres (891.7 sq. feet)

For Guidance 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.

