



145 Yarborough Road

Lincoln, LN1 1HP



Book a Viewing!

£485,000

A five bedroomed semi-detached Victorian property situated close to the West Common and Lincoln City Centre. The property offers internal accommodation to comprise of Entrance Porch, Hallway, Lounge with bay window overlooking the City and West Common, Dining Room, modern fitted Dining Kitchen, WC and a First Floor Landing giving access to five Bedrooms, Bathroom and a Separate WC. Outside there is a garden to the front and a path with steps up to the porch and gated access to the side. To the rear of the property there is a paved seating area with steps up to a lawned area. There is also a driveway providing off road parking and giving access to the detached double garage. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E

COUNCIL TAX BAND — D.

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 feature tiled flooring and door to the inner hallway.

INNER HALLWAY

With stairs to the first floor landing with under stairs storage cupboard with shelving, wooden flooring, decorative coving, ceiling rose and doors to the lounge, dining room, kitchen and WC.

LOUNGE

15' 8" x 16' 10" (4.78m x 5.15m) With walk-in double glazed windows to the front aspect, wooden flooring, exposed open fireplace, radiator, picture rail, coving and ceiling rose.



DINING/SITTING ROOM

14' 2" x 13' 2" (4.33m x 4.02m) With wooden sash window to the front aspect, door to the rear garden, wooden flooring, gas fire with marble hearth and stone surround, picture rail, coving and radiator.

WC

With window to the side aspect, quarry tiled flooring, WC, wash hand basin and partly tiled walls.

KITCHEN/DINER

2' 8" x 31' 0" (3.87m x 9.47m) With UPVC windows to the rear and side aspects, UPVC door and double doors to the rear garden, tiled flooring, utility cupboard housing the automatic washing machine and shelving, fitted with a range of modern base units and drawers with work surfaces over, integral fridge freezer, five ring gas hob with extractor hood, integral oven and grill, integral dishwasher, Belfast sink with mixer tap and drainer, wall mounted cupboards with complementary tiling below, centre island and a log burner.



FIRST FLOOR LANDING

With two fitted storage cupboards, roof void window, exposed wooden flooring and doors leading to five bedrooms, bathroom and separate WC.

BEDROOM 1

15' 11" x 13' 11" (4.87m x 4.25m) With UPVC window to the front aspect with radiator below, fitted wardrobes, wooden flooring and wash hand basin.

BEDROOM 2

14' 3" x 13' 11" (4.36m x 4.25m) With sash wooden windows to the front and rear aspects, radiator, wooden flooring and wash hand basin.

BEDROOM 3

12' 9" x 8' 8" (3.89m x 2.65m) With UPVC window to the side aspect, radiator, fitted cupboards and wash hand basin.

BEDROOM 4

9' 3" x 8' 7" (2.84m x 2.63m) With UPVC window to the rear aspect, radiator, fitted wardrobes, wooden flooring and wash hand basin.





BEDROOM 5

7' 10" x 8' 3" (2.41m x 2.53 m) With UPVC window to the side aspect and fitted cupboard housing the hot water tank.

WC

With UPVC window to the side aspect, WC, partly tiled walls and wooden flooring.

BATHROOM

9' 1" x 5' 10" (2.78m x 1.79 m) With UPVC window to the side aspect, suite to comprise of bath with shower attachment, separate shower cubicle and wash hand basin with vanity cupboard, partly tiled walls, wooden flooring and towel radiator.

OUTSIDE

To the side of the property there is a sunken paved seating area with steps up to a feature lawn garden and a detached double garage. To the front of the property there is a garden with mature shrubs, trees and a path to the entrance porch.

DOUBLE GARAGE

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 £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum 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 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

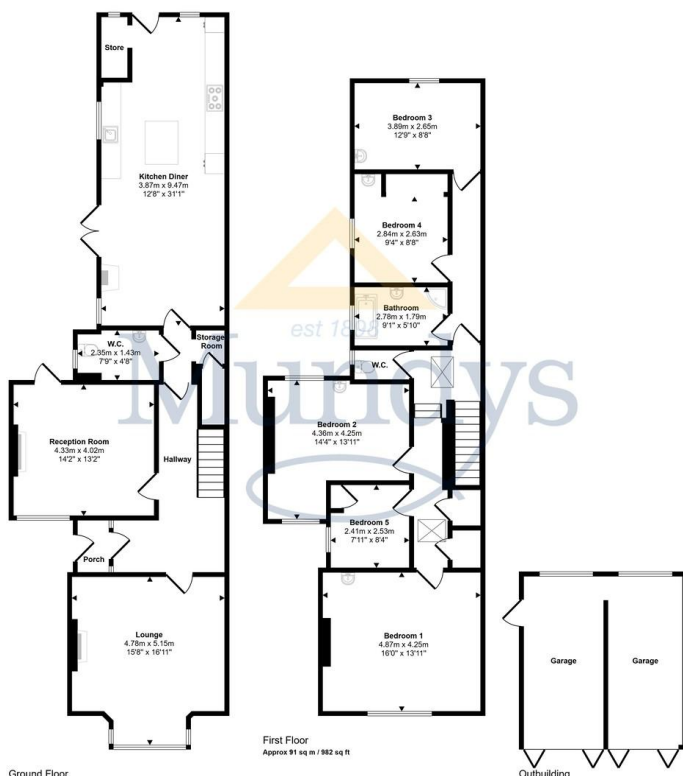
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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Approx Gross Internal Area
217 sq m / 2337 sq ft



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 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.

