



12 Saxon Street

Lincoln, LN1 3HN



Book a Viewing!

£187,500

A well-presented and recently redecorated mid terraced house situated within the ever popular Uphill area of Lincoln. The internal accommodation briefly comprises of Lounge, Inner Hallway, Dining Room, fitted Kitchen, Downstairs Shower Room and a First Floor Landing leading to two double Bedrooms and a Family Bathroom. Outside there is an enclosed rear garden. The property further benefits from gas central heating and UPVC double glazing and is being sold with No Onward Chain. Viewing is highly recommended.





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.





ACCOMMODATION

LOUNGE

12' 6" x 11' 2" (3.81m x 3.4m) With UPVC main entrance door, UPVC window to the front elevation, coving to ceiling and double radiator.

INNER HALLWAY

With stairs to the first floor.

DINING ROOM

11' 1" x 12' 7" (3.38m x 3.84m) With UPVC window to the rear elevation, double radiator and under stairs storage area.



KITCHEN

11' 7" x 6' 2" (3.53m x 1.88m) Fitted with a range of wall and base cupboards, sink unit and drainer, fitted oven and hob, extractor hood, new washing machine, built-in fridge freezer, breakfast bar, Vaillant gas central heating boiler, UPVC window to the side elevation and UPVC side entrance door.

SHOWER ROOM

6' 1" x 5' 11" (1.85m x 1.8m) With suite to comprise of fitted shower cubicle, WC and wash hand basin, extractor fan, shaver point and UPVC window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM

12' 7" x 11' 2" (3.84m x 3.4m) With UPVC window to the front elevation, radiator, built-in cupboard/wardrobe and feature fireplace.

BEDROOM

12' 11" x 7' 8" (3.94m x 2.34m) With UPVC window to the rear elevation and radiator.



BATHROOM

9' 7" x 6' 4" (2.92m x 1.93m) With suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround, extractor fan, radiator, fitted storage cupboard and UPVC window to the side elevation.



OUTSIDE

There is a private courtyard/garden with gravelled and patio areas and gated access from the rear.



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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 them we will receive a referral fee of up to £125.

Clearings 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 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

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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.

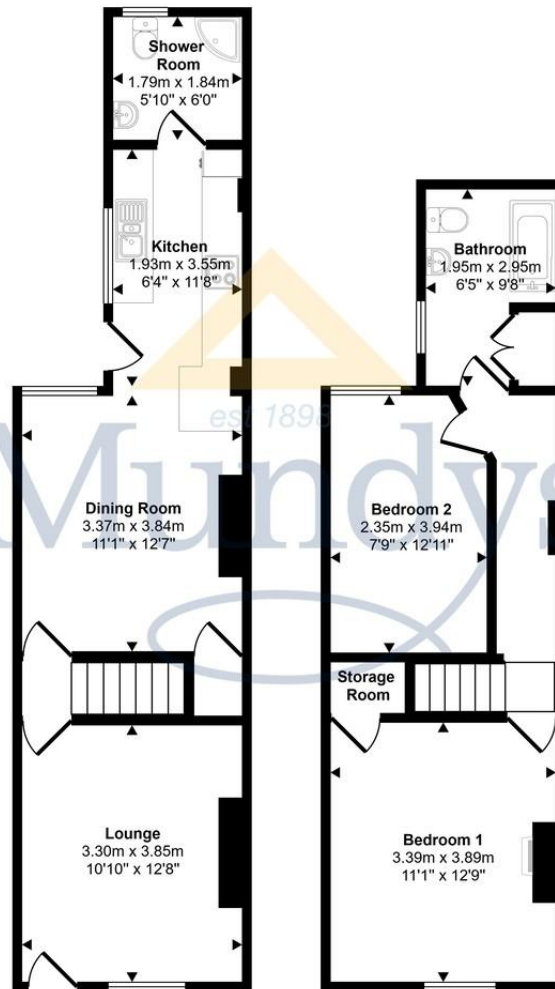
GENERAL

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 given 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 whatsoever in relation to this property.
2. 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 on items stated herein as not verified.

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Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

First Floor
Approx 36 sq m / 389 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
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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.

