



19 Dixon Street

Lincoln, LN5 8AQ



Book a Viewing!

£135,000

A three bedroomed mid terraced bay fronted property located on Dixon Street, just off the High Street. The property has internal accommodation to comprise of bay fronted Lounge, Dining Kitchen, Utility/Rear Lobby, Bathroom and First Floor Landing leading to three well-appointed Bedrooms. There is a shared passageway to the side of the property and a garden to the rear with an outbuilding.



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

INNER HALLWAY

With tiled flooring, external door to the shared passageway and doors to the lounge and kitchen.

LOUNGE

12' 4" x 12' 9" (3.76m x 3.89m) With UPVC walk-in bay window to the front aspect, wooden flooring and radiator.

KITCHEN/DINER

12' 2" x 12' 2" (3.73m x 3.72m) With UPVC window to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces, stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob with extraction above, space for a fridge, wall mounted cupboards with complementary tiling below, under stairs storage cupboard and radiator.

REAR LOBBY/UTILITY AREA

3' 3" x 6' 9" (1.00m x 2.07m) With space for washing machine, partly tiled walls and door to the bathroom.

BATHROOM

6' 6" x 6' 9" (2.00m x 2.07m) With UPVC window to the side aspect, tiled flooring, partly tiled walls, suite to comprise of bath with shower attachment, WC and wash hand basin, wall mounted gas central heating boiler and radiator.

FIRST FLOOR LANDING

With access to the roof void and doors to three bedrooms.

BEDROOM 1

12' 0" x 12' 1" (3.67m x 3.70m) With UPVC window to the rear aspect, over stairs storage cupboard and radiator.

BEDROOM 2

12' 3" x 6' 7" (3.74m x 2.02m) With UPVC window to the front aspect and radiator.

BEDROOM 3

9' 1" x 8' 10" (2.77m x 2.70m) With UPVC window to the front aspect and radiator.

OUTSIDE

To the front of the property there is a courtyard garden. There is a shared passageway to the side. To the rear of the property there is a yard with outbuildings.

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 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 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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