



### 3 Cecil Mews

Lincoln, LN1 3AU



Book a Viewing!

**£310,000**

This is a three/four bedroom, extended, end of terrace town house situated in this quiet cul-de-sac position, just off Cecil Street with easy access to the Uphill areas of Lincoln and the Bailgate. The property has internal accommodation to comprise of an Entrance Porch, Inner Hallway, Ground Floor Snug/Bedroom 4, Shower Room, Utility Room, modern fitted Kitchen, Dining Room and Lounge with a First Floor Landing giving access to three Bedrooms and a Bathroom. The property has off street parking, gravelled garden to the front and to the rear there is an enclosed walled garden. Viewing is essential to appreciate the accommodation on offer and the position in this popular Uphill area of Lincoln.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B.**

**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.





#### ENTRANCE PORCH

With UPVC window and door to the front aspect, UPVC window to the side aspect, door and window leading to the Inner Hallway and tiled flooring.

#### INNER HALLWAY

With stairs to the first floor landing and doors leading to the Lounge and Snug.

#### LOUNGE

11' 10" x 14' 7" (3.61m x 4.44m) With walk in UPVC bay window to the front aspect, radiator, space for electric fire with marble hearth and decorative wooden surround, brick archway leading into the Dining Room, under stairs storage cupboard, radiators and door to the Kitchen.



#### DINING ROOM

9' 3" x 8' 1" (2.82m x 2.46m) With UPVC sliding doors to the garden, radiator, space for a dining table and wooden panelling to the walls.

#### KITCHEN

9' 3" x 9' 0" (2.82m x 2.74m) With tiled flooring, UPVC window overlooking the rear garden, fitted with a range of modern wall, base units and drawers with wooden work surfaces over, complementary splashbacks, integral dishwasher, integral Belfast sink with mixer tap over, integral Neff four ring gas hob with extractor over, integral Beko oven and grill, integral microwave oven, floor mounted electric fan heater, concealed gas central heating boiler, LED spotlights to ceiling and archway leading into the Utility Room.



#### UTILITY ROOM

5' 9" x 7' 5" (1.75m x 2.26m) With UPVC window and door to the rear garden, tiled flooring, feature vertical towel radiator, fitted with a range of base units with work surfaces over, stainless steel sink and drainer with mixer tap over, full height storage cupboard, space for washing machine, partly tiled walls, LED spotlights to the ceiling, space for a fridge freezer and door to the Shower Room.



#### SHOWER ROOM

With tiled flooring, suite to comprise of WC, wash hand basin with vanity unit and shower cubicle with mermaid boarding, LED spotlights to the ceiling and feature vertical towel radiator.

#### SNUG/BEDROOM 4

7' 7" x 7' 5" (2.31m x 2.26m) With UPVC window to the front aspect, radiator, door to the Inner Hallway and door to the Shower Room and LED spotlights to the ceiling.





## FIRST FLOOR LANDING

With access to the roof void and doors leading into the three Bedrooms and the Bathroom.

## BATHROOM

5' 5" x 7' 2" (1.65m x 2.18m) With UPVC window to the front aspect, laminate flooring, partly tiled walls, chrome towel radiator, bath with shower over, WC and wash hand basin with vanity cupboard and airing cupboard with shelving.

## BEDROOM 1

11' 10" x 9' 6" (3.61m x 2.9m) With UPVC bay walk-in window to the front aspect, radiator and panelling to walls.

## BEDROOM 2

8' 5" x 9' 6" (2.57m x 2.9m) With UPVC window to the rear aspect and radiator.

## BEDROOM 3

7' 3" x 8' 0" (2.21m x 2.44m) With UPVC window to the rear aspect and radiator.

## OUTSIDE

To the front of the property there is a gravelled area and block paved driveway providing off street parking for vehicles. To the rear of the property there is a garden enclosed by stone walling, decorative flowerbeds and gravelled areas with further paved seating areas.

### 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](http://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 & 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

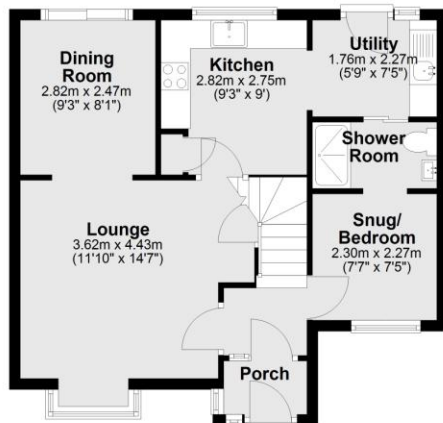
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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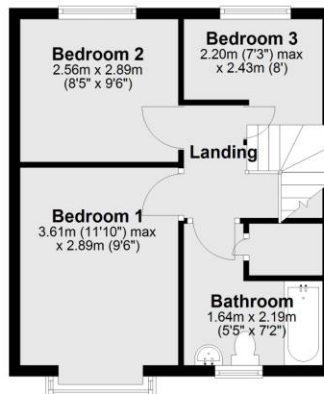
### Ground Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 83.5 sq. metres (899.3 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.

