



## 14 North Parade Lincoln, LN1 1LB



Book a Viewing!

**£275,000**

**NO ONWARD CHAIN** - A traditional bay fronted family home situated in the West End of Lincoln just off West Parade. The well presented accommodation comprises of hall, dining room, lounge, kitchen, bathroom with separate WC, first floor landing, three bedrooms and first floor family bathroom. Outside is a low maintenance front garden and an enclosed and private rear garden with numerous outbuildings. Viewing of this fine home is highly recommended.







#### **SERVICES**

All mains services available.

Gas central heating.

**EPC RATING** – D.

**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.





## HALL

With staircase to the first floor, exposed floorboards and radiator.

## DINING ROOM

11' 10" x 11' 8" (3.62m x 3.56m) With double glazed bay window to the front aspect, decorative fireplace, exposed floorboards and radiator.

## LOUNGE

11' 8" x 15' 1" (3.57m x 4.62m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.



## KITCHEN

10' 10" x 7' 4" (3.31m x 2.24m) Fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, space for fridge freezer and washing machine, wall mounted gas fired central heating boiler, tiled splash-backs and double glazed window and door to the rear garden.

## BATHROOM

With panelled bath with electric shower over and pedestal wash hand basin, storage cupboard, tiled splash-backs, radiator and double glazed window to the side aspect.



## CLOAKROOM/WC

With close coupled WC.

## FIRST FLOOR LANDING

With storage cupboard.

## BEDROOM 1

11' 9" x 9' 1" (3.60m x 2.78m) With double glazed window to the rear aspect and radiator.

## BEDROOM 2

11' 9" x 8' 5" (3.6m x 2.59m) With two double glazed windows to the front aspect and radiator.

## BEDROOM 3

11' 7" x 6' 11" (3.55m x 2.12m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

## BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splash-backs, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property is a low maintenance front garden behind a low level wall. To the rear of the property is a paved yard and garden laid mainly to lawn with a patio seating area and stocked borders. There are several brick outbuildings to the rear of the property.

**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)

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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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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.

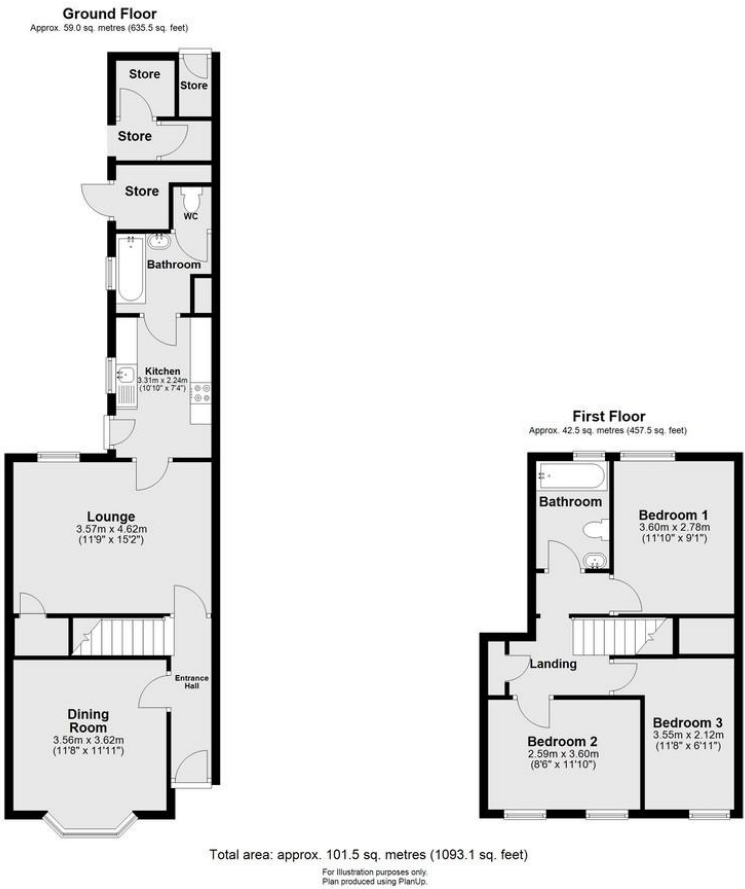
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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:

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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