



38 Broadway
Lincoln, LN2 1SH



Book a Viewing!

£320,000

A traditional three bedroom semi-detached house situated in a prime Uphill location to the North of the historic Cathedral City of Lincoln. The property is positioned within close proximity to the Bailgate Area and Cathedral Quarter, with internal accommodation comprising of Porch, Hall, Cloakroom/WC, Lounge, Dining Room, fitted Kitchen, Rear Porch and First Floor Landing leading to three Bedrooms and large four piece bathroom. The property has generous gardens to the front and rear, a gravelled driveway and a garage. Viewing of this property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.



PORCH

With tiled flooring.

HALL

With staircase to the first floor, understairs storage cupboard, radiator and double glazed window to the side aspect.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks and window to the side aspect.

LOUNGE

18' 9" x 13' 0" (5.73m x 3.97m) With two double glazed windows to the front aspect, electric fire set within a feature fireplace and two radiators.

DINING ROOM

12' 7" x 10' 10" (3.85m x 3.31m) With double glazed windows to the rear aspect, decorative brick fireplace and radiator.

KITCHEN

14' 4" x 9' 8" (4.37m x 2.96m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob with extractor fan over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated washing machine, space for fridge freezer, tiled splashbacks, laminate flooring, spotlights, radiator and double glazed windows to the side and rear aspects.

REAR PORCH

With door to the garden, laminate flooring and window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

BEDROOM 1

13' 0" x 11' 7" (3.98m x 3.55m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

12' 7" x 10' 11" (3.85m x 3.34m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 10" x 6' 9" (3.32m x 2.08m) With double glazed window to the front aspect and radiator.





BATHROOM

9' 6" x 7' 4" (2.91m x 2.24m) Fitted with a four piece suite comprising of corner bath, shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden set behind privacy hedging, with gravelled driveway to the side providing off street parking for multiple vehicles and access to the single garage. The garage has up and over door to the front and side personal door. To the rear of the property there is a generous, enclosed garden laid mainly to lawn with patio seating area and mature shrubs.

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 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 them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial services 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 550088 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 costs 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.

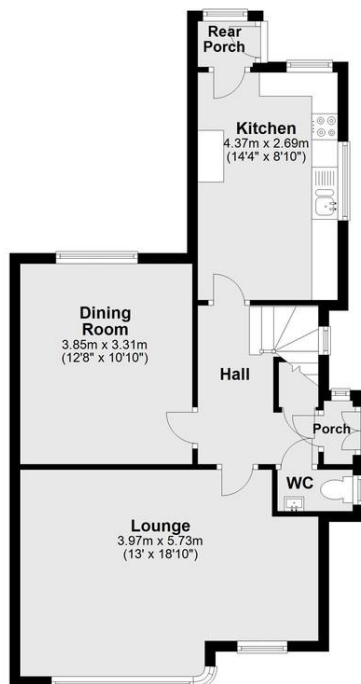
GENERAL

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 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 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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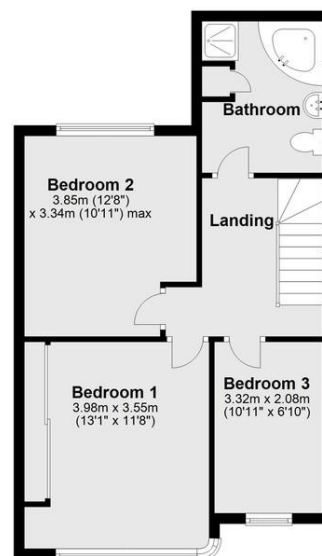
Ground Floor
Approx. 56.7 sq. metres (610.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

First Floor
Approx. 49.0 sq. metres (527.8 sq. feet)



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 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.

