



## 14 Arras Close

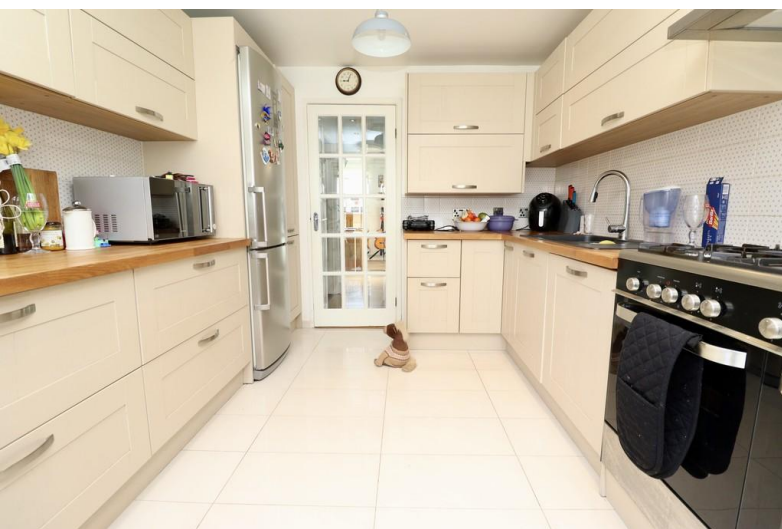
Lincoln, Lincolnshire, LN1 3UE



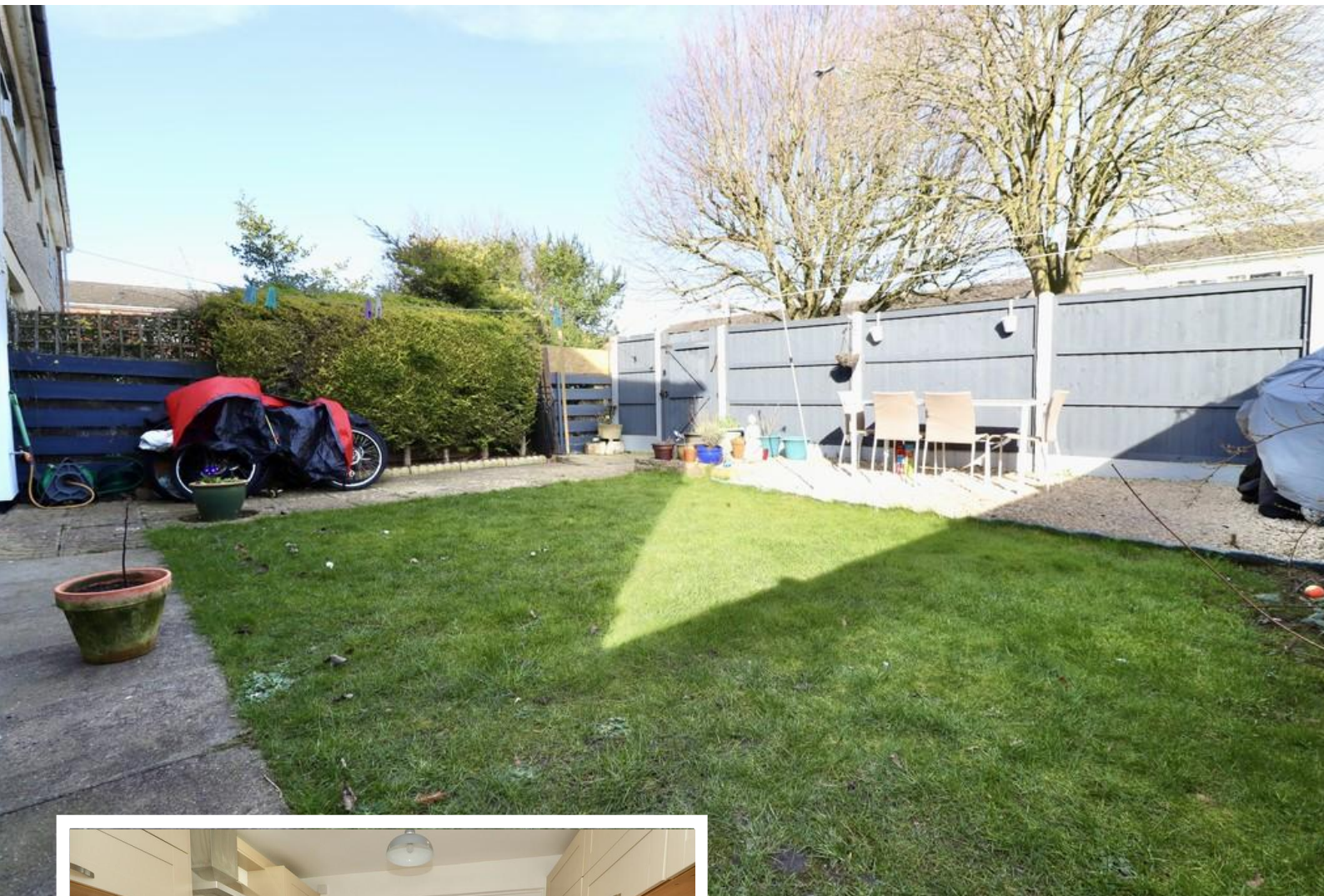
Book a Viewing!

**£210,000**

Located in the sought after Uphill area of the Cathedral City of Lincoln, a superb two bedroom end terraced house offering living accommodation much improved by the current owners. The accommodation on offer comprises of Dining Room, Lounge, modern newly fitted Kitchen, Cloakroom/WC and a First Floor Landing leading to two Double Bedrooms and a modern Family Bathroom. Outside there are front and rear gardens. Viewing of this immaculate family home is highly recommended. We understand the house to be of non-standard construction and buyers should make their own enquiries before making an offer.







#### **SERVICES**

All mains services available. Gas central heating. Solar Panels (fully owned)

**EPC RATING** – B.

**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

### DINING ROOM

17' 10" x 9' 9" (5.44m x 2.99m) With double glazed window to the front aspect, wood effect laminate flooring and radiator.

### HALL

With staircase to the first floor and wood effect laminate flooring.

### LOUNGE

13' 7" x 13' 0" (4.15m x 3.98m) With double glazed window to the rear aspect, wood effect laminate flooring, spotlights and radiator.

### SIDE HALL

With understairs storage cupboard and wood effect laminate flooring.

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring and splashbacks, towel radiator and double glazed window to the front aspect.

### KITCHEN

11' 9" x 9' 4" (3.60m x 2.85m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, integrated dishwasher, spaces for Range cooker, washing machine, dryer and fridge freezer, tiled flooring and splashbacks, spotlights and double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard housing the gas fired central heating boiler.

### BEDROOM 1

11' 4" x 10' 7" (3.46m x 3.23m) With double glazed window to the rear aspect, overstairs storage cupboard and radiator.

### BEDROOM 2

11' 3" x 10' 11 (max)" (3.45m x 3.33m) With double glazed window to the rear aspect, double fitted wardrobe and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment and glass shower screen, pedestal wash hand basin and close coupled WC, towel radiator, tiled flooring and splashbacks and double glazed window to the front aspect.

### OUTSIDE

To the front of the property there is a front garden set behind hedging and to the rear there is an enclosed garden laid mainly to lawn with a gravelled seating area.





#### WEBSITE

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#### 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 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.

#### 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

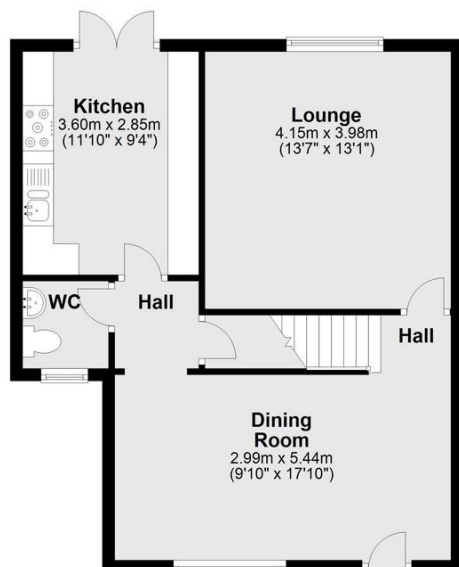
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein as not verified.

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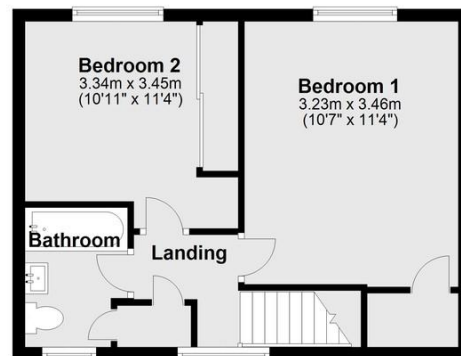
#### Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



#### First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 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 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.

