



73 Burton Road

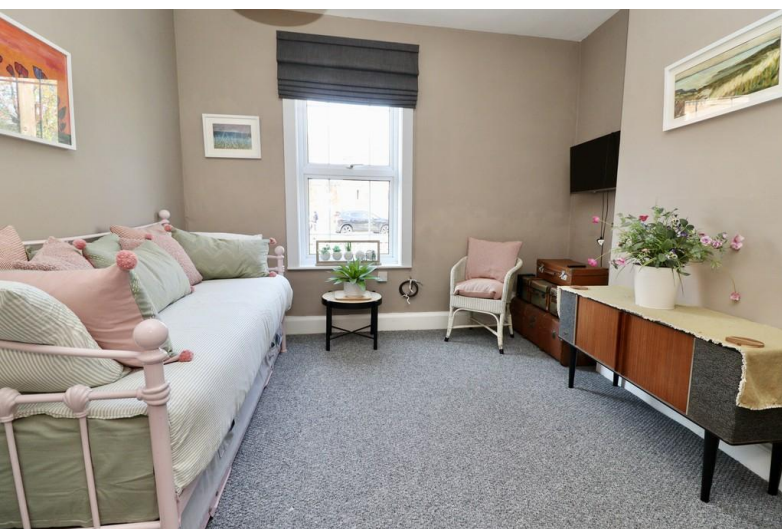
Lincoln, LN1 3JZ



Book a Viewing!

£235,000

An immaculate two bedroomed mid-terraced property positioned in this prime Uphill location on Burton Road, within close proximity to Lincoln's Bailgate and Cathedral Quarter. The property has beautiful living accommodation comprising of Entrance Hall, Lounge, Dining Room, modern Kitchen/Breakfast Room, fantastic multi-functional Basement Reception Room and First Floor Landing leading to two double Bedrooms and four piece Bathroom. Outside there is a small courtyard garden to the front and an enclosed block paved garden to the rear. Viewing of the property is highly recommended. NO CHAIN.



Burton Road, Lincoln, LN1 3JZ



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.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor and radiator.

LOUNGE

12' 0" x 10' 9" (3.68m x 3.30m) With double glazed window to the front aspect and radiator.

DINING ROOM

12' 0" x 13' 1" (3.68m x 3.99m) With radiator and entrance to the basement reception room.

KITCHEN/BREAKFAST ROOM

11' 4" x 11' 1" (3.47m x 3.40m) Fitted with stylish range of wall and base units with surfaces over, electric oven and gas hob with extractor fan, stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and dishwasher, wall mounted gas fired central heating boiler, tiled splashbacks, spotlights, radiator, double glazed window to the rear aspect, two Velux windows and door to the rear garden.

BASEMENT RECEPTION ROOM

11' 11" x 12' 6" (3.64m x 3.82m) A multi-functional reception room with double glazed window to the front aspect, spotlights and radiator.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

14' 6" x 12' 3" (4.43m x 3.74m) with double glazed window to the front aspect, decorative cast-iron fireplace, storage cupboard and radiator.

BEDROOM 2

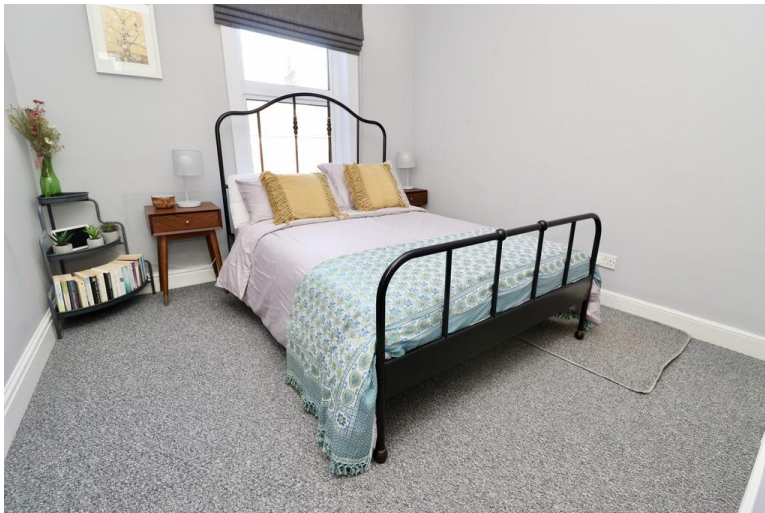
10' 0" x 9' 11" (3.05m x 3.03m) With storage cupboard, double glazed window to the rear aspect and radiator.

BATHROOM

10' 9" x 5' 8" (3.29m x 1.75m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a courtyard garden set behind a low level wall. To the rear of the property there is an enclosed blocked paved rear garden.





WEBSITE

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Slits & 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 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 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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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

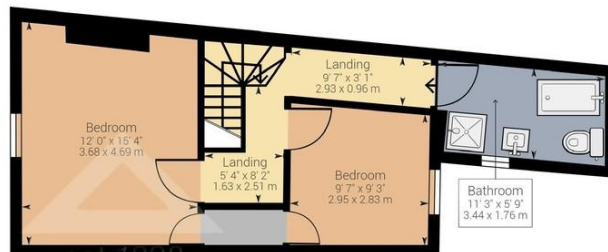
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

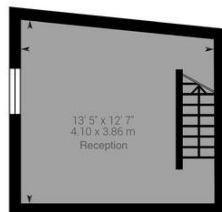
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1st Floor



-1st Floor



Ground Floor

Approximate net internal area: 1080.39 ft² / 100.37 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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