



**27 Carlyle Walk**

Lincoln, LN2 4PW



Book a Viewing!

**£199,950**

Situated in a convenient and desirable location within Uphill Lincoln, a three bedroom semi detached house with well-presented accommodation comprising of Hall, Lounge, Kitchen/Diner, Cloakroom/WC and a First Floor Landing leading to three Bedrooms and a Family Shower Room. Outside there is a secure gated driveway providing off street parking and a generous enclosed garden, ideal for entertaining. The property further benefits from views of Lincoln Cathedral from the first floor. Viewing of this perfect family home is highly recommended to appreciate all it has to offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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

### HALL

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

### LOUNGE

16' 0" x 10' 11" (4.88m x 3.34m) With double glazed windows to the front and rear aspects, laminate flooring and two radiators.

### KITCHEN/DINER

14' 5" x 9' 11" (4.40m x 3.04m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, fridge freezer, washing machine and dishwasher, tiled flooring and splashbacks, radiator, double glazed windows to the side and rear aspects and door to the rear garden.

### CLOAKROOM/WC

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

### FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.



### BEDROOM 1

12' 5" x 7' 8" (3.80m x 2.36m) With double glazed window to the rear aspect with Cathedral views and radiator.

### BEDROOM 2

11' 9" x 8' 0" (3.60m x 2.44m) With double glazed window to the rear aspect with Cathedral views and radiator.



### BEDROOM 3

8' 3" x 7' 9" (2.54m x 2.37m) With double glazed window to the front aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator and double glazed window to the front aspect.

### OUTSIDE

To the front of the property there is a gated driveway providing secure off street parking for multiple vehicles. To the rear of the property there is a generous endose garden laid mainly to lawn with patio seating area and garden shed.





**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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**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 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.

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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.

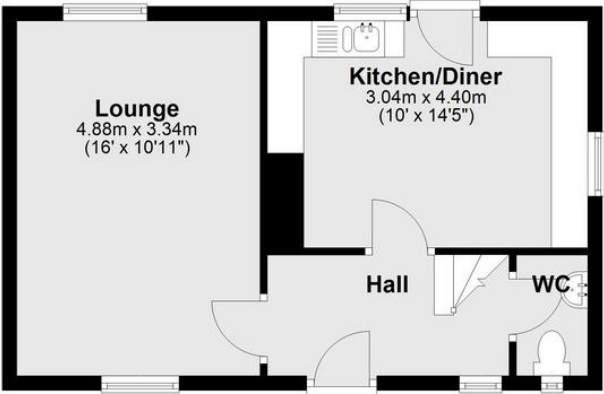
**GENERAL**  
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- 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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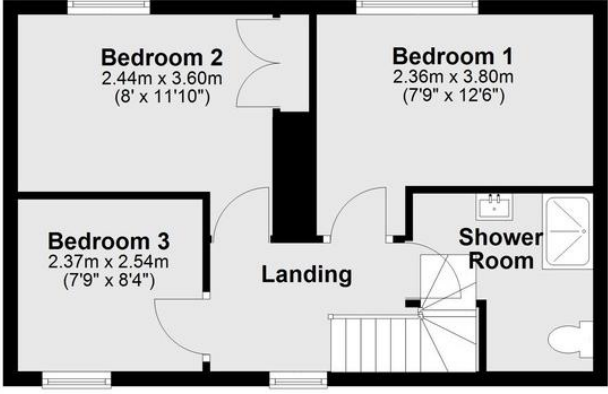
### Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



### First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 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.

