



29 Derby Street

Lincoln, LN5 8DP



Book a Viewing!

£260,000

A three storey semi-detached house situated in this popular residential location to the South of the City. The internal accommodation briefly comprises of Entrance Hall, Cloakroom, fitted Dining Kitchen, First Floor Landing leading to the Lounge, Family Bathroom and Bedroom, the Second Floor Landing leads to two further Bedrooms and a Shower Room. Outside there is a single integral garage and rear garden with a patio area. The property further benefits from gas central heating and is being sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C

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.

ACCOMMODATION

ENTRANCE HALL

With double glazed main entrance door, tiled flooring and courtesy door to the garage.

WC

With WC, wash hand basin and tiled flooring.

KITCHEN DINER

15' 7" x 8' 7" (4.75m x 2.62m) Fitted with a range of wall and base units with work surfaces over, fitted oven and hob, extractor hood, integral fridge and freezer, radiator, 1½ bowl sink unit and drainer, tiled floor and double glazed patio doors to the rear garden.

FIRST FLOOR LANDING

With built-in storage cupboard housing the gas central heating boiler and stairs to the first floor.

LOUNGE

15' 6" x 14' 10" (4.72m x 4.52m) With two double glazed windows and radiator.

BEDROOM

9' 6" x 8' 8" (2.9m x 2.64m) With double glazed window and radiator.

BATHROOM

5' 9" x 8' 11" (1.75m x 2.72m) With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin, part tiled surround, towel radiator and double glazed window.

SECOND FLOOR LANDING

With Fakro Skylight.

BEDROOM

11' 3" x 9' 9" (3.43m x 2.97m) With large feature double glazed window and radiator.

BEDROOM

11' 2" x 11' 9" (3.4m x 3.58m) With double glazed window and radiator.

SHOWER ROOM

5' 7" x 5' 1" (1.7m x 1.55m) With fitted shower cubicle, WC and wash hand basin, part tiled surround and radiator.

OUTSIDE

There is a front forecourt area providing access to the garage. There is side gated access leading to the rear garden with raised lawned area and patio.

GARAGE

14' 4" x 11' 1" (4.37m x 3.38m) With roller door, light and power.

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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Bridge McFarland, Dale & Co, Bid & 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 £250 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.

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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

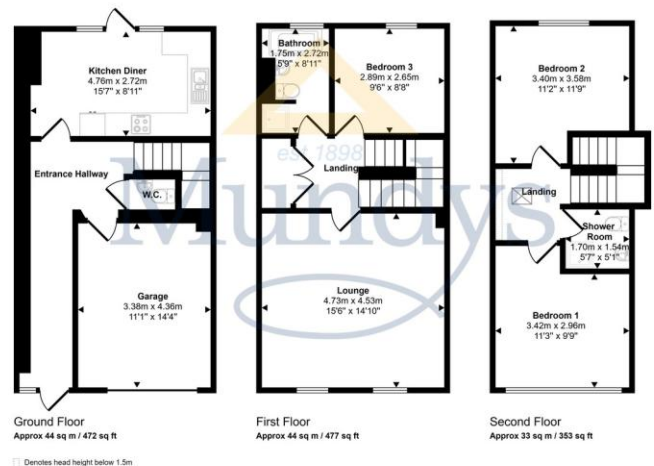
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 no guarantee.

1. The details are a general outline of 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.
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