



29 Derby Street

Lincoln, LN5 8DP



Book a Viewing!

£255,000

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.

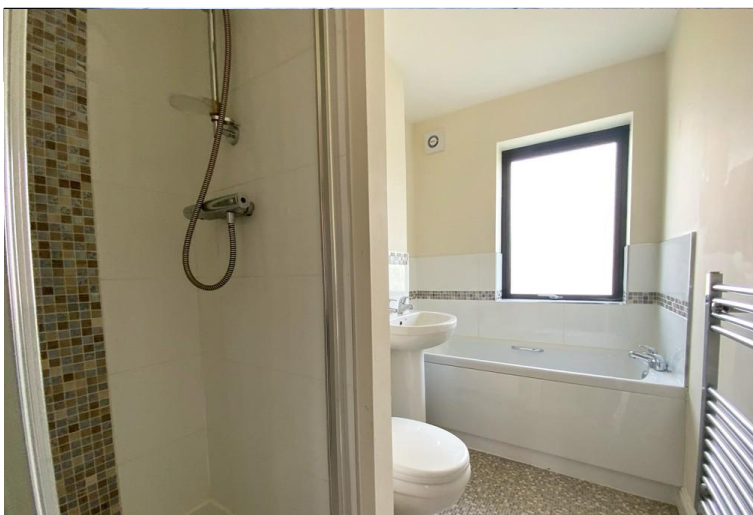
LOCAL AUTHORITY - Lincoln City Council.

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

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 on 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.

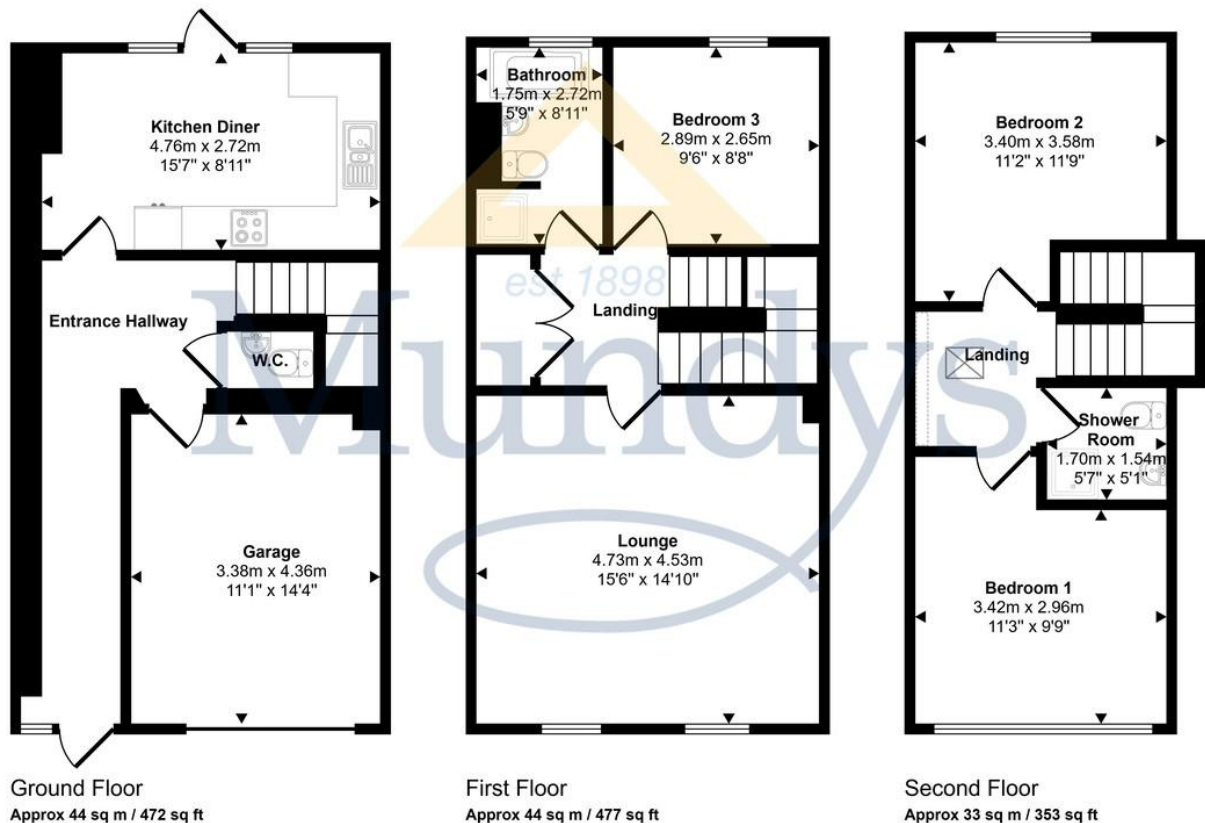
GENERAL

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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Approx Gross Internal Area
121 sq m / 1302 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 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.

