



67 Nightingale Crescent

Lincoln, LN6 0JP



Book a Viewing!

£190,000

Situated on a pleasant corner plot, an extended 3 bedroom end terraced house with spacious internal accommodation comprising of Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Area, Side Porch, Shower Room and a First Floor Landing leading to three double Bedrooms and Family Bathroom. Outside there are gardens to the front, side and rear, brimming with established shrubs and plants. There is a detached single garage and off street parking. Viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in a popular location of Birchwood, south of Lincoln City, close to Birchwood shopping precinct and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.



ACCOMMODATION

HALL

With double glazed window to the front aspect, staircase to the first floor, wood effect laminate flooring and radiator.

LOUNGE

17' 5" x 13' 6" (5.33m x 4.14m) With double glazed window to the front aspect, decorative fireplace and radiator.

DINING ROOM

7' 10" x 9' 11" (2.39m x 3.03m) With double glazed door to the rear garden, laminate flooring and radiator.



KITCHEN/BREAKFAST ROOM

12' 4" x 8' 1" (3.78m x 2.48m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven and gas hob, spaces for washing machine, breakfast bar, understairs storage cupboard, tiled flooring, tiled splashbacks and three double glazed windows to the side and rear aspects.

UTILITY AREA

With space for fridge freezer, wall cupboard, tiled flooring and radiator.

REAR PORCH

With door to the rear garden, tiled flooring 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, tiled walls and flooring and double glazed window to the rear aspect.

FIRST FLOOR LANDING

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



BEDROOM 1

14' 1" x 10' 6" (4.30m x 3.22m) Fitted with a range of wardrobes, dressing table, double glazed window to the front aspect and radiator.

BEDROOM 2

11' 9" x 10' 3 (max)" (3.60m x 3.12m) Fitted over stairs storage cupboard, double glazed window to the front aspect and radiator.

BEDROOM 3

10' 9" x 6' 11" (3.29m x 2.12m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity unit with storage beneath, tiled splashbacks, radiator and double glazed window to the rear aspect.





OUTSIDE

The property sits on a generous corner plot. To the front and side there are gardens laid mainly to lawn with mature shrubs. To the rear of the property there is a landscaped enclosed garden with several mature and established areas of shrubs with patio seating areas, mature flowerbeds, greenhouse and two sheds. There is a single garage with an up and over door to the front, side personal door to the garden, light and power. There is off street parking to the front and side of the garage.

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 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 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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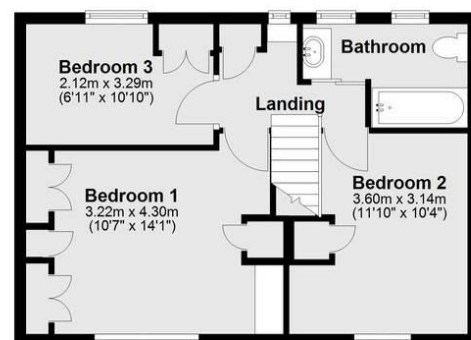
Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 100.1 sq. metres (1077.9 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 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.

