



253 Monks Road

Lincoln, LN2 5JX

£237,500

A three bedroomed detached family house situated to the East of the City of Lincoln and having easy access to Lincoln City Centre, local parks and the Arboretum. Internally, the property offers living accommodation to briefly comprise of Entrance Hall, Dining Room, Lounge, Kitchen, Conservatory and First Floor Landing leading to three Bedrooms and Bathroom. To the front of the property there is a low maintenance garden and there is a private low maintenance garden with a shed to the rear. The property also benefits from a Single Garage which can be accessed from Spa Street. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Monks Road and the property can be located on the right hand side.

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.



ENTRANCE HALL

With composite door to front elevation, under stairs storage cupboard, radiator and stairs to the First Floor Landing.

LOUNGE

14' 11" x 11' 4" (4.55m x 3.45m) With uPVC double glazed window to side elevation and sliding doors to rear elevation, fire surround and hearth with electric fire inset and radiator.

DINING ROOM

9' 11" x 8' 10" (3.02m x 2.69m) With uPVC double glazed windows to front and side elevations and radiator.

KITCHEN

12' 3" x 11' 2" (3.73m x 3.4m) With uPVC double glazed window to side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, composite sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor fan over, integral fridge freezer, plumbing and space for a washing machine and radiator.

CONSERVATORY

12' 3" x 10' 0" (3.73m x 3.05m) With tiled flooring, uPVC double glazed windows to rear and side elevations, single door to one side elevation and double doors to the opposite side elevation.

FIRST FLOOR LANDING

With two uPVC double glazed windows to front elevation, cupboard space housing the gas fired central heating boiler and airing cupboard with radiator.



BEDROOM 1

14' 9" x 11' 3" (4.5m x 3.43m) With uPVC double glazed windows to rear and side elevations and radiator.

BEDROOM 2

12' 3" x 8' 0" (3.73m x 2.44m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 3

9' 11" x 8' 11" (3.02m x 2.72m) With uPVC double glazed window to front elevation and radiator.



BATHROOM

9' 7" x 5' 8" (2.92m x 1.73m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls and radiator.

OUTSIDE

To the front of the property there is a low maintenance slated garden with a decorative gravelled surround and a pathway to the side of the house which gives access to the Single Garage to the rear. To the rear of the property there are private low maintenance gravelled gardens with a raised seating area, garden shed and a rear entrance to 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 and Home Property Lawyers 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 and J Walter 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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 are 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.
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29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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