



# 253 Monks Road

Lincoln, LN2 5JX

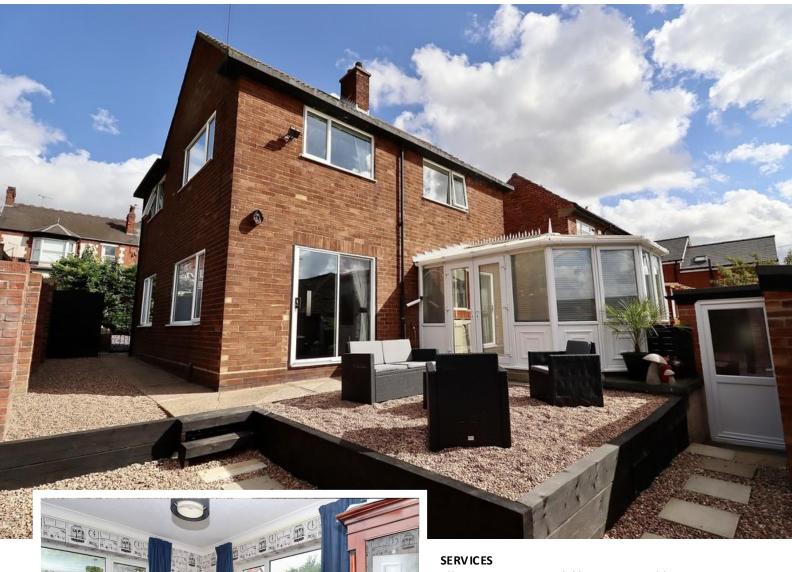
## £237,500

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.





### 253 Monks Road, Lincoln, LN2 5JX



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.

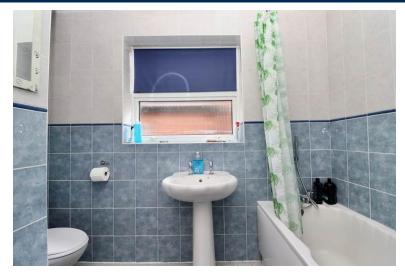
#### **DIRECTIONS**

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.









#### **FNTRANCE 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"  $(3.73 \, \text{m} \times 3.4 \, \text{m})$  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"  $\times$  10' 0" (3.73m  $\times$  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 3.43 m) 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" ( $2.92 m \, x \, 1.73 \, m$ ) 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.





### Ground Floor Approx. 76.4 sq. metres (822.2 sq. feet





Total area: approx. 121.1 sq. metres (1303.1 sq. feet) Mundys Estate Agents Plan produced using PlanUp



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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.

Westlaby Financia | Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financia | Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is E454. I naddlift on Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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#### 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.

None of the services or equipment have beein checked or tested.

First Floor ix. 44.7 sq. metres (480.9 sq. feet)

Bedroom 3 3.02m x 2.72m (9'11" x 8'11")

2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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