



43 Fairfield Street

Lincoln, LN2 5NE



Book a Viewing!

£170,000

A three bedroom bay-fronted end terraced house situated close to Lincoln City Centre in this popular residential position just off Monks Road. The property has well-presented accommodation to comprise of Entrance Hall, Lounge, Kitchen/Diner, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is a paved rear yard. The property further benefits from being sold with No Onward Chain and being within close proximity to Lincoln Hospital.



SERVICES

All mains services available. Gas central heating.

ADDITIONAL NOTES

A new boiler was fitted in December 2021 and is still under warranty until December 2026.

New windows and doors were fitted in 2015.

EPC RATING – C

COUNCIL TAX BAND – A.

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 staircase to the First Floor.

LOUNGE

10' 9" x 10' 11" (3.29m x 3.34m) With bay window to the front aspect and radiator.

KITCHEN/DINER

11' 0" x 14' 0" (3.37m x 4.27m) Fitted with a range of wall and base units with work surfaces over, soft close drawers, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, spaces for a washing machine and fridge/freezer, laminate flooring, wall-mounted gas-fired central heating combi boiler and UPVC door to the rear aspect.



BATHROOM

6' 0" x 6' 4" (1.85m x 1.94m) Fitted with a three piece suite comprising of panelled bath with shower over, cupboards with built-in wash hand basin and WC, tiled flooring, tiled splashbacks, radiator and extractor.

FIRST FLOOR LANDING

BEDROOM 1

10' 9" x 13' 10" (3.3m x 4.23m) With two windows to the front aspect and radiator.



BEDROOM 2

14' 2" x 6' 6" (4.34m x 2m) With window to the rear aspect, over stairs cupboard and radiator.

BEDROOM 3

8' 9" x 6' 11" (2.69m x 2.13m) With window to the rear aspect and radiator.

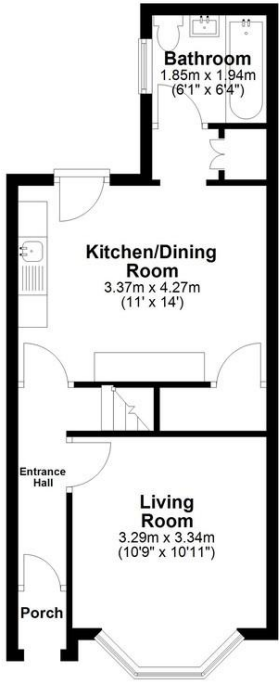
OUTSIDE

To the rear of the property there is an endosed yard with a large decked area and side gate for access.





Ground Floor
Approx. 38.8 sq. metres (417.5 sq. feet)



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 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 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.

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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.

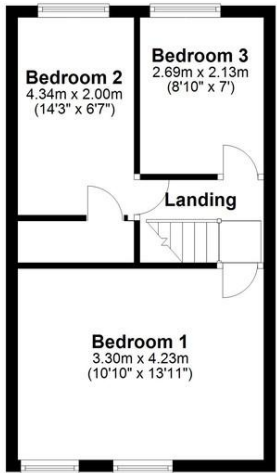
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

- 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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First Floor
Approx. 32.5 sq. metres (349.3 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 sq. feet)
43 Fairfield Street

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.

