



109 Scorer Street

Lincoln, LN5 7SY



Book a Viewing!

£195,000

A traditional bay-fronted three bedroom terraced house situated within close proximity to Lincoln City Centre. The property has been modernised and has spacious accommodation comprising of Porch, Hall, Lounge, Dining Room, Fitted Kitchen, Rear Lobby, Bathr oom and a First Floor Landing leading to Three Bedrooms and a Shower Room. Outside there is a passageway leading from Scorer Street to an Enclosed Rear Yard. The area also benefits from the recent addition of Resident's Permit Parking. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

PORCH

ENTRANCE HALL

LOUNGE

12' 0" x 11' 6" (3.67m x 3.52m) With double glazed bay window to the front aspect, radiator and LED spotlights.

DINING ROOM

6' 6" x 14' 11" (2m x 4.55m) With double glazed window to the rear aspect, understairs storage cupboard, LED spotlights and radiator.

KITCHEN/DINER

19' 3" x 7' 11" (5.87m x 2.42m) Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine, dishwasher and fridge freezer, cooker with gas hob, storage cupboard with wall-mounted gas-fired central heating boiler, LED spotlights, ceramic tiled flooring and tiled splashbacks, radiator and two double glazed windows to the side aspect.

REAR ENTRANCE HALL

2' 11" x 6' 6" (.89m x 2m) With uPVC double glazed door leading to the rear yard.

BATHROOM

4' 9" x 7' 11" (1.46m x 2.42m) With paneled bath, pedestal wash basin, close coupled WC, tiled walls, LED spotlights and radiator.

LANDING

5' 5" x 11' 1" (1.66m x 3.4m) With loft access point, LED spotlights and radiator.

BEDROOM 1

9' 2" x 14' 11" (2.8m x 4.56m) With double glazed window to the rear aspect, laminate flooring, LED spotlights and radiator.

BEDROOM 2

12' 1" x 7' 3" (3.7m x 2.23m) With double glazed window to the front aspect, laminate flooring, LED spotlights and radiator.

BEDROOM 3

12' 0" x 7' 4" (3.67m x 2.25m) With double glazed window to the front aspect, laminate flooring, LED spotlights and radiator.

SHOWER ROOM

7' 7" x 3' 2" (2.32m x .98m) With shower cubicle, wash hand basin in a vanity unit, close coupled WC, tiled walls, vinyl flooring, LED spotlights, extractor and radiator.

OUTSIDE

The property is set back from the street with a small garden behind low-level wall. To the rear there is an enclosed yard with a patio, stone borders and a rear gate for access.





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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 96.7 sq. metres (1040.8 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.

