



15 Greetwell Gate

Lincoln, LN2 4AW



Book a Viewing!

£200,000

A two bedroom mid-terrace property ideally positioned within close proximity of Lincoln City Centre, Bailgate Area and the Cathedral Quarter. The property offers internal accommodation to comprise of Entrance Hall, Lounge, Kitchen, Conservatory and a First Floor Landing leading to a Bathroom and two good sized Bedrooms. Outside the property benefits from a private rear garden. This property is suitable for a range of buyers including first time purchasers and investors. There are a range of local amenities, schools and transport links which are all easily accessible.





SERVICES

All mains services available. Gas central heating.

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

7' 10" x 5' 6" (2.4m x 1.69m) Accessed via a UPVC double glazed front door, radiator, two built-in storage cupboards housing meters and stairs to the first floor landing.

LOUNGE

19' 11" x 10' 11" (6.09m x 3.34m) With UPVC double glazed window to the front aspect, radiator, feature fireplace and sliding UPVC double glazed doors leading to the conservatory.

CONSERVATORY

7' 3" x 9' 4" (2.21m x 2.85m) With UPVC double glazed windows and UPVC door to garden, access to the lounge via a sliding door and wooden internal door to the kitchen and laminate flooring.

KITCHEN

15' 2" x 7' 1" (4.64m x 2.17m) With UPVC double glazed window to rear aspect, fitted with built-in cupboards and drawers, electric oven with gas hob, extractor fan, stainless steel sink with drainer and mixer tap, spaces for washing machine and fridge freezer, radiator and spotlights.

FIRST FLOOR LANDING

9' 5" x 6' 3" (2.88m x 1.91m) Access to loft space and doors to two bedrooms and bathroom.

BEDROOM 1

9' 0" x 16' 9" (2.75m x 5.13m) With UPVC double glazed bay window to the front aspect, radiator and overstairs cupboard storage.

BEDROOM 2

10' 9" x 10' 6" (3.29m x 3.22m) With UPVC double glazed window to rear aspect and radiator.

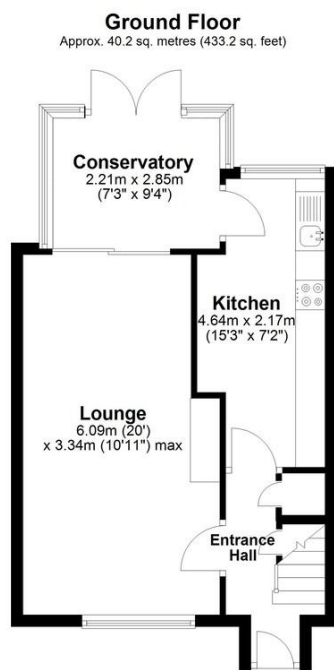
BATHROOM

5' 5" x 6' 6" (1.66m x 2m) With three piece suite including panelled bath with shower over, pedestal sink and close coupled WC, airing cupboard housing boiler, shaver point and UPVC double glazed window to the rear aspect.

OUTSIDE

To the rear of the property there is a lawned garden, concrete pathway, mature shrubs and trees, outbuildings and gated rear access.





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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 Calum 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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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.

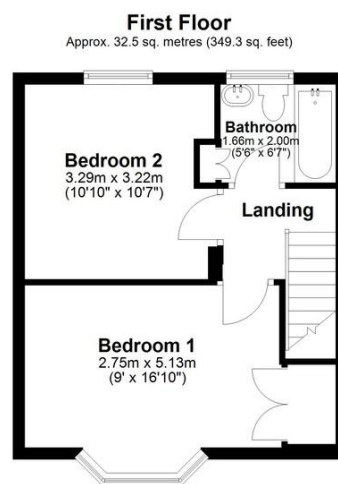
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

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Total area: approx. 72.7 sq. metres (782.6 sq. feet)
For Guidance Purposes Only
Plan produced using PlanUp.

15 Greetwell Gate

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.

