



13 Spital Street

Lincoln, LN1 3EG



Book a Viewing!

£215,000

A three-bedroom mid-terrace home located in the popular Uphill Area of Lincoln, just a short walk from the Cathedral, Bailgate and local amenities. The property offers two large reception rooms, a modern kitchen, a separate utility space, three bedrooms and a modern bathroom. Outside there is an enclosed rear yard with a powered outbuilding, ideal for storage. Well suited to first-time buyers, investors, or those seeking a central location.





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

LOUNGE

11' 5" x 11' 9" (3.48m x 3.6m) With UPVC sliding sash windows to the front aspect, radiator, wooden flooring and feature fireplace.

DINING ROOM

6' 6" x 11' 5" (2.00m x 3.5m) With UPVC double glazed unit to the rear, laminate flooring, understairs storage cupboard and further built-in wall storage.

KITCHEN

10' 2" x 6' 5" (3.12m x 1.96m) With modern built-in units, cupboards and drawers, gas hob and electric oven with extractor fan, stainless steel sink with drainer and mixer tap, UPVC double glazed window to side aspect, laminate flooring and two spaces for fridge and freezer.

UTILITY AREA

3' 6" x 6' 5" (1.07m x 1.98m) With wall mounted combi boiler, space for washing machine and access to the rear door.

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m) With a three-piece suite comprising of panelled bath with shower over, vanity sink with built-in storage and close-coupled WC, chrome-effect towel radiator, tiled walls and flooring, extractor fan and UPVC double glazed window to the side aspect.

LANDING

5' 2" x 8' 2" (1.59m x 2.49m) With carpeted stairway and access to the loft void.

BEDROOM 1

12' 0" x 11' 9" (3.67m x 3.6m) With UPVC double glazed window to rear aspect, radiator, original fireplace feature and built-in storage.

BEDROOM 2

13' 5" x 6' 5" (4.1m x 1.98m) With UPVC double glazed window to front aspect and radiator.

BEDROOM 3

9' 10" x 7' 10" (3.02m x 2.4m) With UPVC double glazed window to front aspect and radiator.

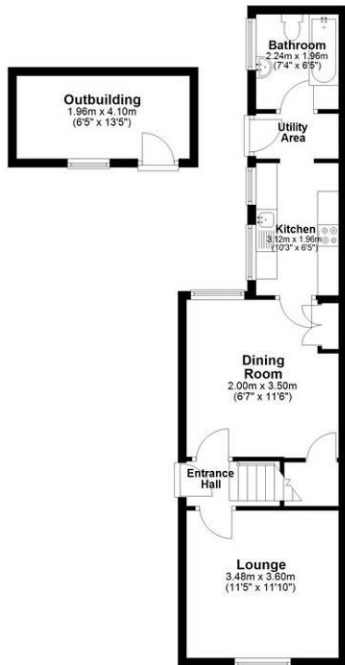
OUTSIDE

With an enclosed rear garden with patio area, lawn, outbuilding with power supply and gated access to side passage.





Ground Floor
Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.
13 Spital Street

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 them 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 them 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.

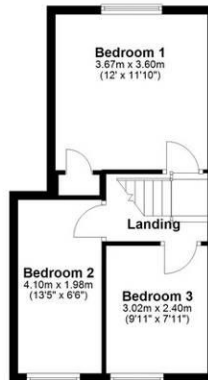
GENERAL

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.

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First Floor
Approx. 34.3 sq. metres (369.0 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 and 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.

