



21 High Street

Newton-on-trent, Lincoln, LN1 2JS



Book a Viewing!

£155,000

A quaint two bedroom end terraced house in the heart of the village of Newton on Trent, with accommodation comprising of Lounge, Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to two Double Bedrooms and a Bathroom. Outside there is a front garden, a gravelled driveway and a generous rear garden overlooking the village Church. The property would be ideal for a first time buyer and viewing is highly recommended. The property further benefits from No Onward Chain.





SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING — E.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newton-on-Trent is a village located on the A57 and is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, Gainsborough and also the A1. The village itself offers a local primary school and church.



ACCOMMODATION

LOUNGE

14' 0" x 12' 11" (4.28m x 3.96m) With double glazed window to the front aspect, open fire set within a decorative fireplace, radiator and beams to the ceiling.

KITCHEN

13' 11" x 9' 11" (4.26m x 3.04m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob, 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, staircase to the First Floor, beams to the ceiling, radiator and double glazed window to the rear aspect.



UTILITY ROOM

With spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, tiled flooring, radiator, double glazed window to the rear aspect and stable door to the side aspect.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled splashbacks, tiled flooring and double glazed window to the side aspect.

FIRST FLOOR LANDING

Leading to two Bedrooms and the Bathroom.



BEDROOM 1

12' 11" x 9' 4" (3.96m x 2.85m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three-piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the front aspect.

BEDROOM 2

10' 0" x 7' 1" (3.06m x 2.18m) With double glazed window to the rear aspect, overstairs storage cupboard and radiator.



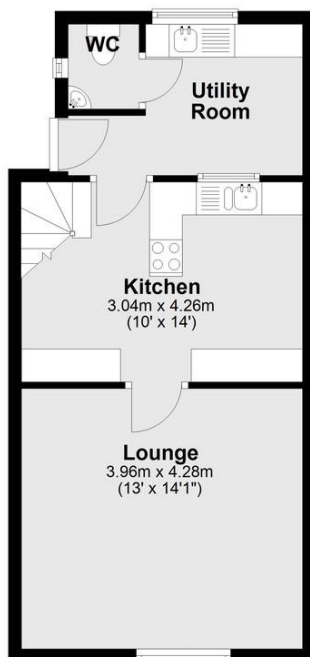
OUTSIDE

To the front of the property there is a cottage-style garden with a lawn and flowerbeds set behind a low-level wall. There is a shared gravelled driveway to the side leading to a private driveway. To the rear there is a generous garden laid mainly to lawn with a patio seating area, flowerbeds and garden shed.



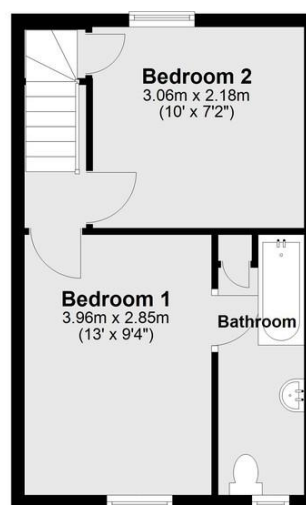
Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 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 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.



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.