



## 38 Little Bargate Street

Lincoln, LN5 8JL



Book a Viewing!

**£120,000**

Situated conveniently to the South of the Cathedral City of Lincoln, a spacious 3 bedroom mid terraced house. The property has generous living accommodation in need of some modernisation, briefly comprising of Entrance Hall, Lounge, Kitchen/Diner and a First Floor Landing leading to three Bedrooms, Bathroom and Separate WC. The property has a gravelled front garden and an enclosed rear garden with a brick store. Viewing is highly recommended. NO CHAIN.





#### **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

### HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

### KITCHEN/DINER

16' 4" x 9' 4" (5.00m x 2.87m) Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, space for cooker, tiled splashbacks, radiator and double glazed window to the front aspect.

### LOUNGE

15' 8" x 9' 8" (4.79m x 2.97m) With double glazed window and door to the rear aspect and a radiator.

### FIRST FLOOR LANDING

With airing cupboard, over stairs storage cupboard and radiator.

### BEDROOM 1

13' 5" x 8' 9" (4.11m x 2.67m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

9' 7" x 6' 8" (2.94m x 2.05m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

9' 10" x 6' 3" (3.01m x 1.93m) With double glazed window to the front aspect, walk-in storage cupboard and radiator.

### BATHROOM

With panelled bath and pedestal wash hand basin, tiled splashbacks and double glazed window to the front aspect.

### SEPARATE WC

With close coupled WC and double glazed window to the front aspect.

### OUTSIDE

To the front of the property there is a gravelled garden with path to the front door and mature shrubs. To the rear there is an enclosed garden with patio area, mature shrubs and brick store.





**WEBSITE**  
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**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 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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**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.

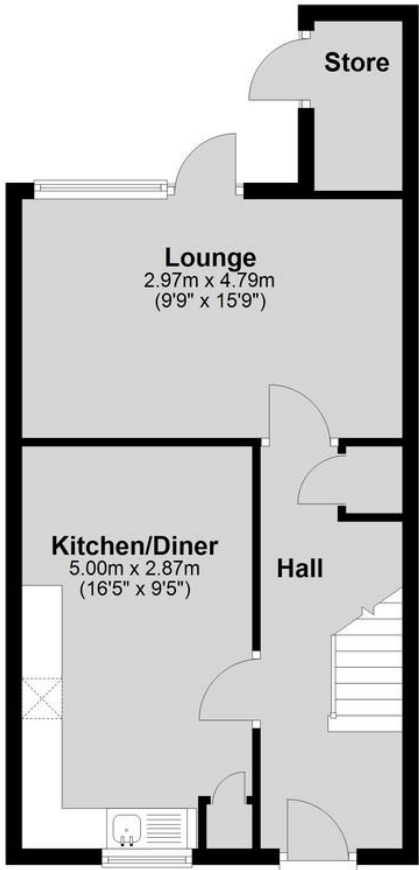
**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

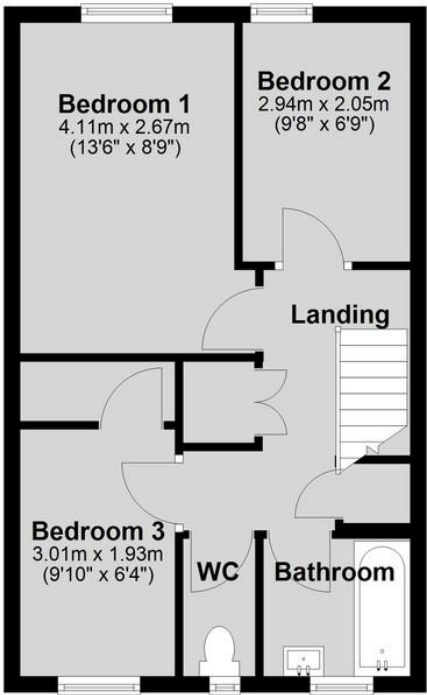
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**Ground Floor**  
Approx. 40.8 sq. metres (439.5 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 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.

