



84 Rasen Lane

Lincoln, LN1 3HD



Book a Viewing!

£199,000

This is a well-presented mid terraced cottage located in this popular uphill Lincoln location, just off Burton Road on Rasen Lane. The property has internal accommodation to comprise of Entrance Porch, Private Passageway leading into a bay fronted Lounge Diner, newly fitted Kitchen, newly fitted four piece Bathroom, Cellar and First Floor Landing leading to two double Bedrooms. Viewing of this property is highly recommended.





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.



PORCH

With entrance door to the front aspect and doorway into side passage.

SIDE PASSAGE

With door to the Lounge/Diner and further door into the rear garden.

LOUNGE/DINER

22' 0" x 10' 11" (6.71m x 3.34m) With solid oak wooden flooring, radiator, stairs to the first floor landing and door leading into the Kitchen.



KITCHEN

17' 7" x 6' 1" (5.38m x 1.86m) With UPVC window to the side aspect, UPVC door to the side aspect, feature radiator, tiled flooring, fitted with a range of modern wall, base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral electric oven, four ring electric hob with extractor above, integral fridge, integral freezer, integral slimline dishwasher, full height storage cupboards, spaces for washing machine and tumble dryer and door to the Bathroom.

BATHROOM

11' 0" x 6' 1" (3.36m x 1.86m) With UPVC window to the side aspect, suite to comprise of bath, separate shower cubicle and wash hand basin with vanity cupboard, WC, LED spotlights, feature vertical towel radiator and wall mounted combination gas central heating boiler.



CELLAR

9' 9" x 7' 5" (2.97m x 2.26m)

FIRST FLOOR LANDING

With access to Bedrooms.

BEDROOM 1

9' 8" x 14' 6" (2.96m x 4.44m) With UPVC window to the rear and radiator.

BEDROOM 2

11' 4" x 11' 2" (3.47m x 3.41m) With UPVC window to the front and radiator.

OUTSIDE

There is a cottage style garden to the front. To the rear of the property there is a concrete yard with raised flowerbeds and decorative gravel beds.





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

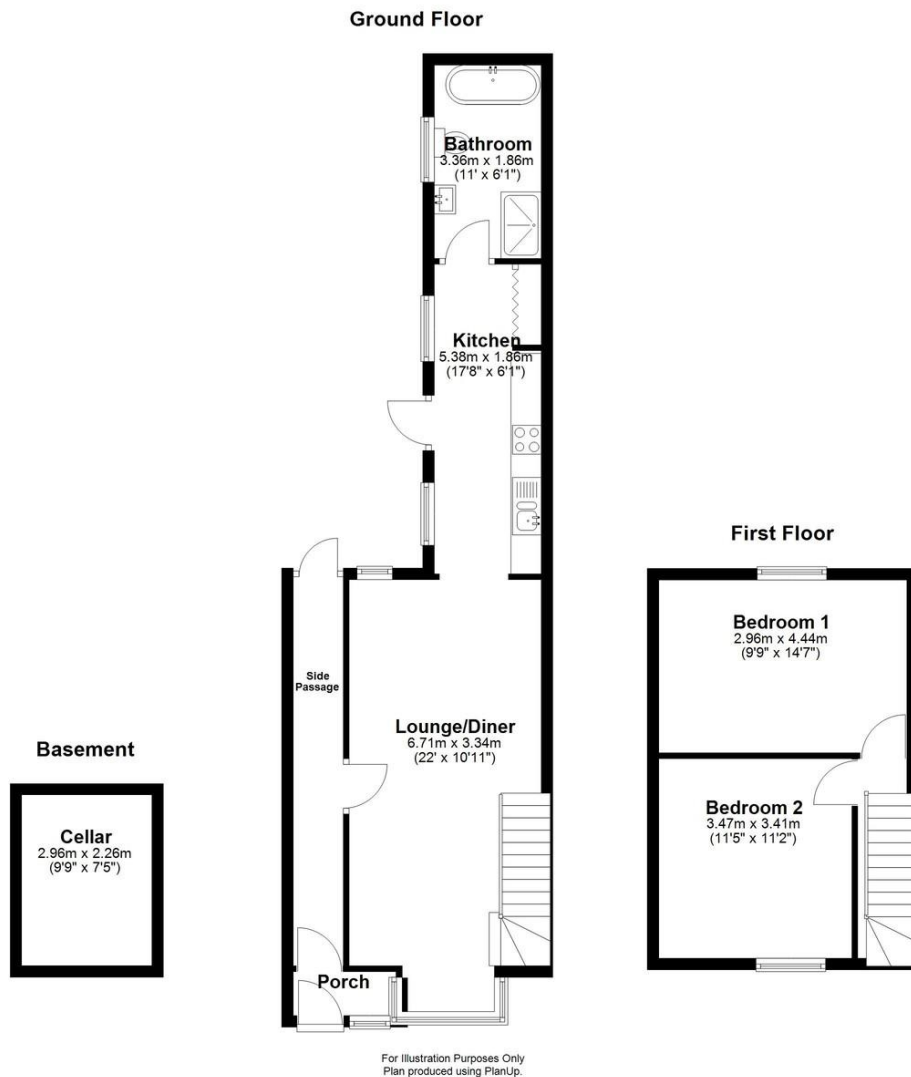
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are 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 295 Silver Street, Lincoln, LN2 1AS.



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.

