



## 14 Ploughmans Lane

Lincoln, LN2 4FY

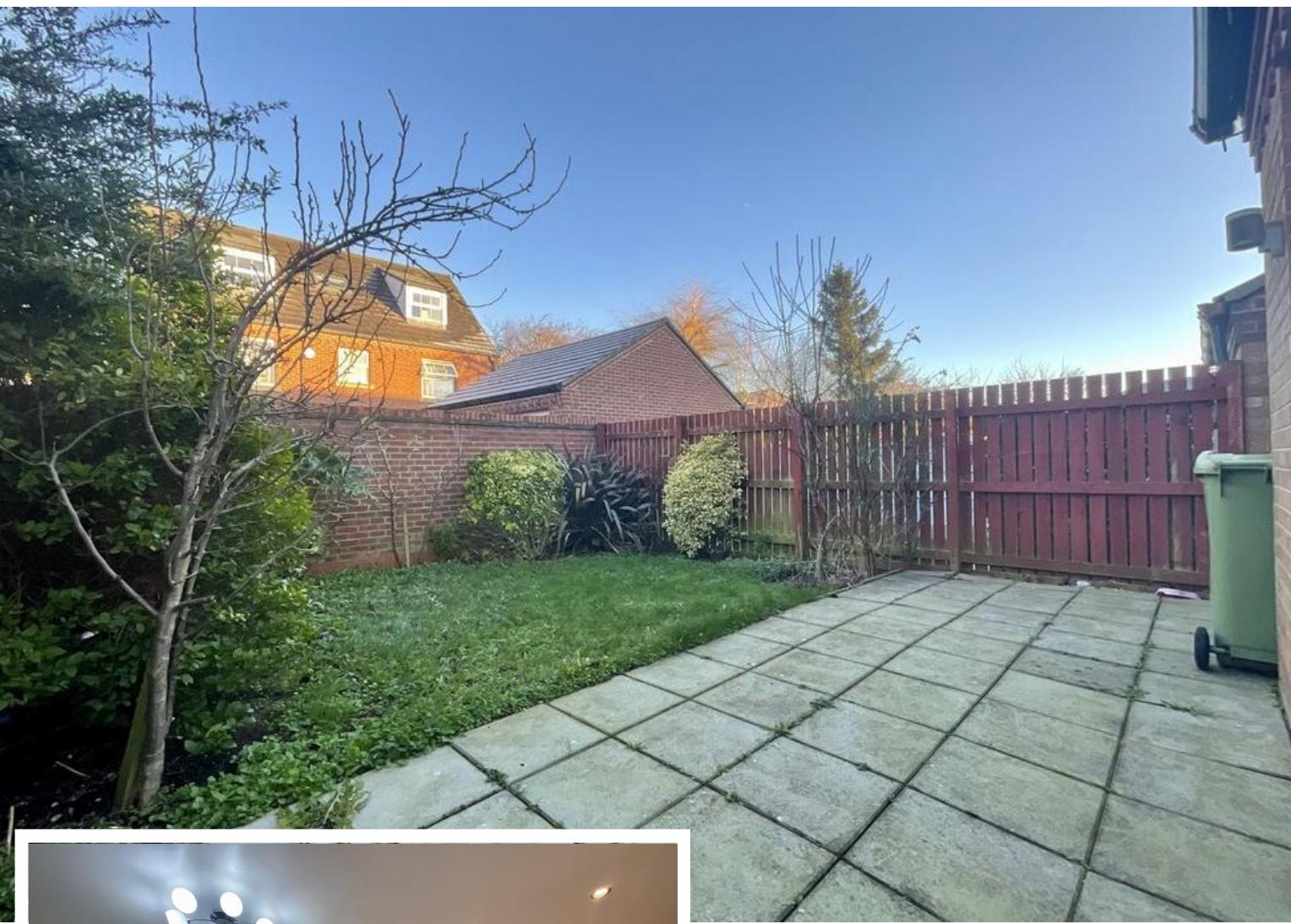


Book a Viewing!

**Offers In Region Of £240,000**

Situated in the highly sought after Carlton Centre area of Lincoln, this modern Three Bedroom End Town House offers stylish and flexible living across three floors. The location is one of Lincoln's most popular residential spots, with a fantastic mix of local amenities right on the doorstep. Residents can enjoy a wide range of shops, supermarkets, cafés, and restaurants, along with gyms, leisure facilities and green spaces, all within walking distance. Excellent local schools and regular bus services make this an ideal area for families, while professionals will love the easy access into Lincoln City Centre and the Historic Uphill Quarter. Property is currently let via Mundys Lettings - more information can be provided upon request.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING — B.**

**COUNCIL TAX BAND — C.**

**LOCAL AUTHORITY** - West Lindsey District 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

With UPVC entrance door to the front, radiator, storage cupboard, stairs rising to the first floor and doors leading to the cloakroom, garage and kitchen diner.

### CLOAKROOM

With a low level WC and wash hand basin.

### KITCHEN/DINER

15' 10" x 11' 10" (4.85m x 3.63m) With tiled flooring, UPVC window overlooking the rear garden, French doors providing access to the garden, a range of modern wall and base units with work surfaces over and complementary splashback tiling, stainless steel sink and drainer with mixer tap, integral electric oven, four ring gas hob with extractor over, spaces for washing machine and fridge freezer, concealed gas fired central heating boiler, ample space for a dining table, radiator and LED ceiling spotlights.

### FIRST FLOOR LANDING

With doors to the lounge, family bathroom and bedroom two and stairs rising to the second floor.

### LOUNGE

15' 11" x 12' 10" (4.87m x 3.93m) With two UPVC windows to the front aspect, radiators and ample space for seating.

### BEDROOM 2

12' 6" x 8' 8" (3.83m x 2.66 m) With UPVC window to the rear aspect and radiator.

### BATHROOM

With suite comprising of panelled bath with shower over, low level WC, wash hand basin, part tiled walls, extractor fan, radiator and UPVC window to the rear.

### SECOND FLOOR LANDING/ STUDY AREA

#### Second Floor Landing

With Velux roof window, radiator and doors leading to bedrooms one and three.

#### Study Area

With Velux roof window, ideal as a home office or reading nook.

### BEDROOM 3

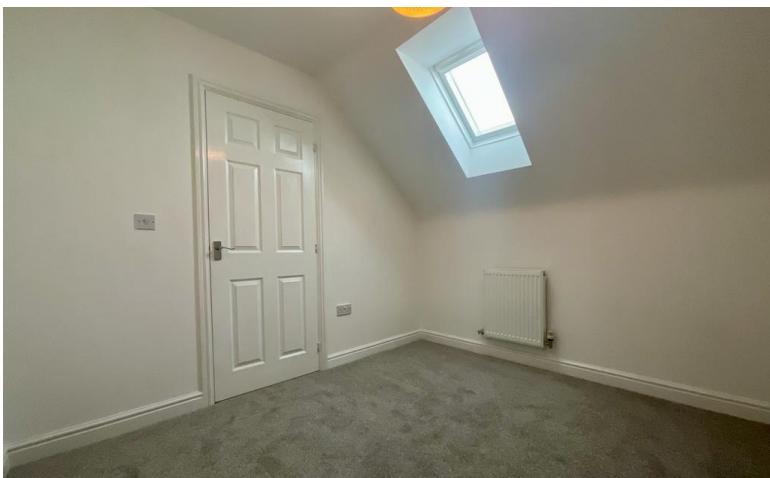
9' 6" x 8' 7" (2.92m x 2.62 m) With Velux roof window to the rear and radiator.

### BEDROOM 1

12' 1" x 11' 10" (3.70m x 3.63m) With UPVC dormer window to the front, radiator and door leading to the en-suite.

### EN-SUITE

With shower cubicle, low level WC, wash hand basin, radiator and Velux roof window.





## OUTSIDE

To the front, the property benefits from a driveway providing off street parking and access to the integral garage. A pathway leads to the front entrance with gated side access. To the rear there is an enclosed garden with a paved seating area, lawn and mature flowerbeds with shrubs and trees.

## GARAGE

With interior door to the entrance hall, power, lights and an up and over door to the front.

### 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](http://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/Chartered Surveyors. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE - HOW MUCH MAY I PAY YOU?

Solicitors & Estate Agents, 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 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.

CWJ, Walter and Calum 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.

Clayhills 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 HomeBuyer 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:

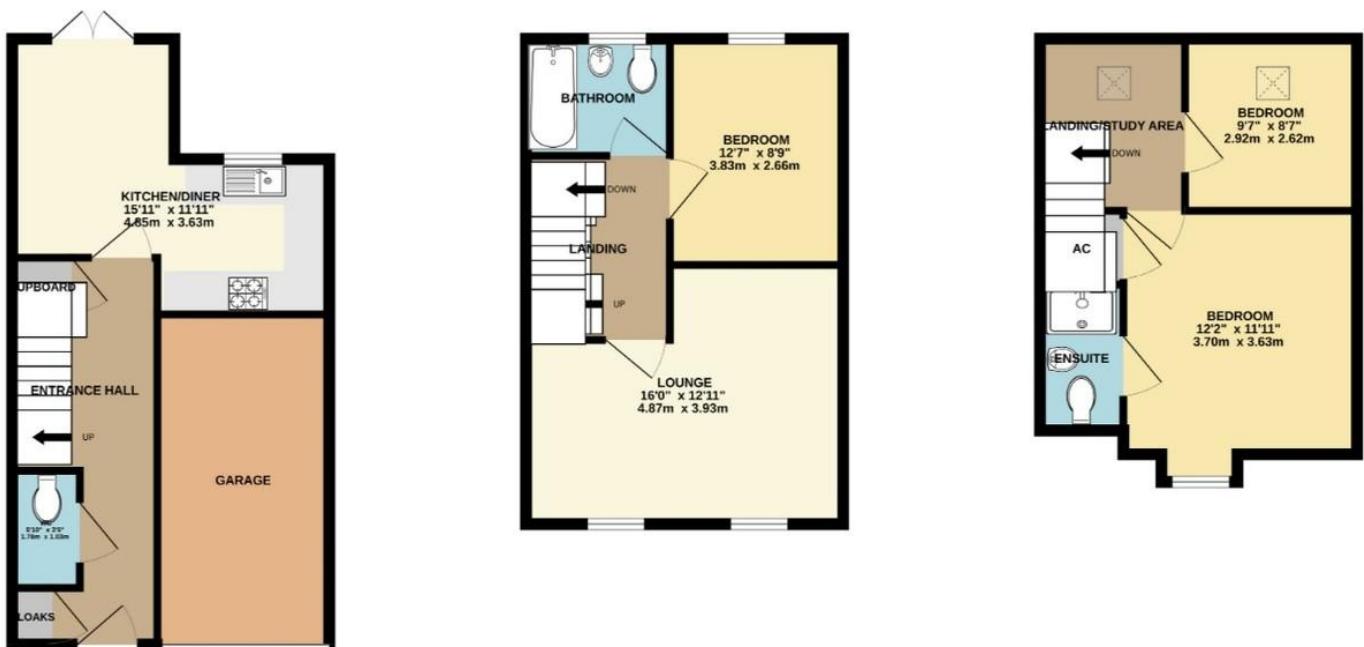
1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.

2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



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.

