



**147 Winn Street**

Lincoln, LN2 5EW



Book a Viewing!

**£155,000**

A Three Story Mid-Terrace property ideally located close to the popular Monks Road area, offering excellent access to Lincoln City Centre, local amenities, and transport links. The accommodation comprises of Lounge, Hallway, Dining Room, Kitchen, Rear Lobby, Bathroom, First-Floor Landing, and three Double Bedrooms arranged over two floors.



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**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' 7" x 12' 0" (3.53m x 3.66m) A welcoming reception room featuring a UPVC bay style window to the front aspect, electric fireplace with surround, radiator, and built-in cupboard storage. Access via a UPVC door with frosted glass leading to the hallway.

### HALL

Providing access to the first floor stairway and continuing through to the dining room.

**DINING ROOM** 12' 0" x 11' 10" (3.66m x 3.61m) With UPVC window to the rear aspect, radiator, and access to the kitchen. Includes understairs storage.



### KITCHEN

12' 11" x 6' 5" (3.94m x 1.96m) Fitted with a range of cupboard units and worktops, eye level electric oven, and integrated microwave. Features an electric hob, 1½ stainless steel sink with hot and cold mixer tap beneath a UPVC double glazed window to the side aspect. Includes space for dryer, tiled wall splashbacks, and radiator.

### REAR LOBBY

With UPVC double glazed window to the side aspect and access to the rear yard.

### BATHROOM

8' 11" x 6' 5" (2.72m x 1.96m) Three piece suite comprising bath with mains shower, WC, and pedestal sink. Finished with tiled flooring and tiled wall splashbacks, UPVC frosted window to the side aspect, built-in cupboard storage, extractor, and radiator.



### FIRST FLOOR LANDING

With access to two generous double bedrooms and stairway leading to the second floor.

### BEDROOM 1

11' 7" x 12' 0" (3.53m x 3.66m) Double bedroom with UPVC double glazed window to the front aspect, built-in cupboard storage, and radiator.

### BEDROOM 2

9' 2" x 12' 0" (2.79m x 3.66m) A further double bedroom with UPVC window to the rear aspect and radiator.

### BEDROOM 3

10' 2" x 11' 10" (3.1m x 3.61m) Situated on the second floor, a spacious double bedroom with built-in storage cupboards and UPVC bay style window to the front aspect.

### OUTSIDE

To the rear, there is a secure yard laid mainly to gravel with slabbed sections, providing a low-maintenance outdoor space. To the front, a small yard sits behind a half-brick wall, with on-street parking available nearby.



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#### 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 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.

#### 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.

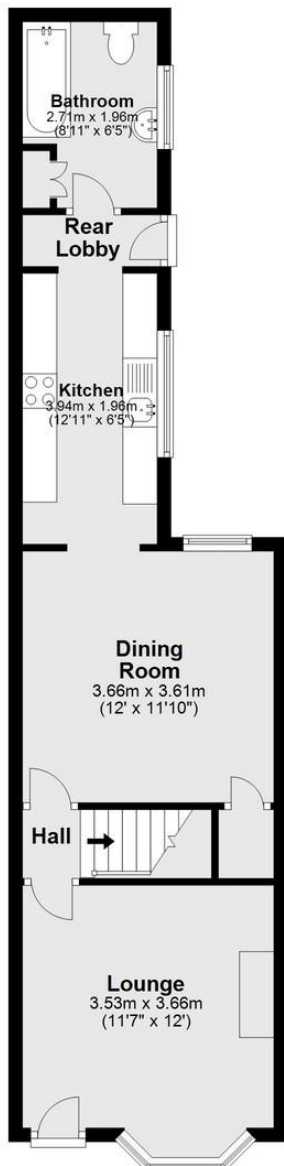
#### GENERAL

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:

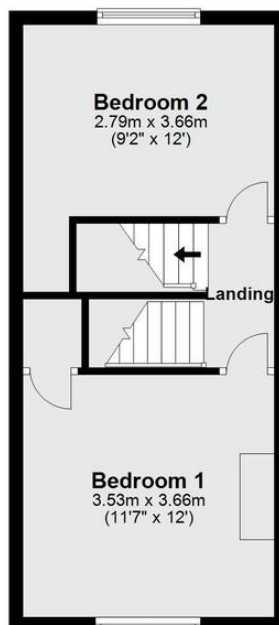
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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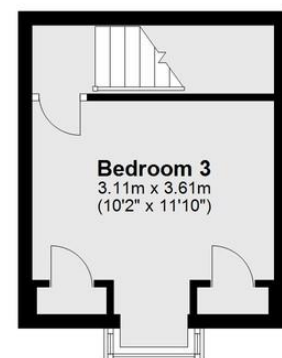
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 92.7 sq. metres (997.5 sq. feet)  
**147 Winn Street, Lincoln**

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG25 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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.



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