



9 Chiltern Road

Lincoln, LN5 8SB

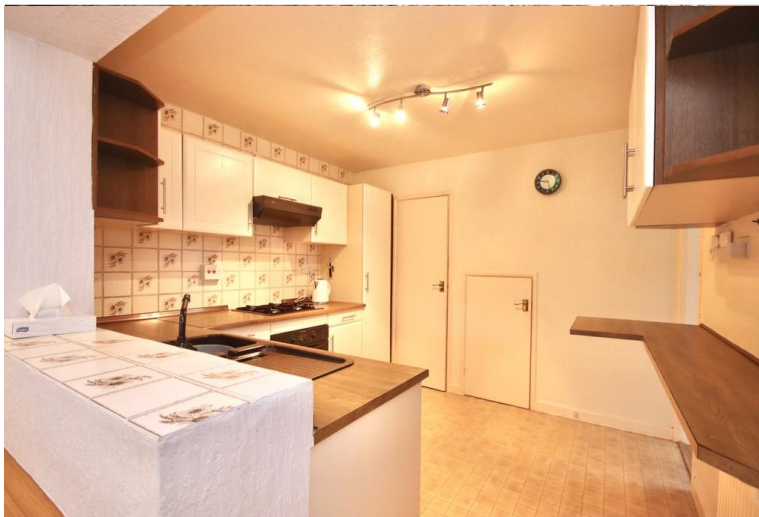


Book a Viewing!

£215,000

A fantastic opportunity to acquire a spacious Three Bedroom Semi-Detached Home positioned within the ever popular Brant Road area of Lincoln. Offering excellent potential for modernisation, this property provides a solid and well maintained base for buyers looking to create their ideal home. Perfectly suited to first time buyers, families, or those seeking a renovation project. The accommodation comprises of: Entrance Hallway, Kitchen, Dining Room, Lounge, Bathroom, First Floor Landing, Three Bedrooms, and outside there is a garden with garage and driveway parking.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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

ENTRANCE HALL

Accessed via a frosted UPVC double-glazed door with matching side window, the hallway provides entry to the lounge, kitchen, and bathroom, with stairs rising to the first floor and includes a radiator for warmth.

KITCHEN

12' 3" x 9' 11" (3.73m x 3.02m) A practical kitchen with lino flooring, fitted with a gas hob, electric oven, and extractor over, space and plumbing for a washing machine, a sink with drainer and mixer tap, tiled splashbacks, a useful under-stairs storage cupboard housing the hot water cylinder and additional shelving, further built-in storage cupboard and radiator.



DINING ROOM

14' 2" x 8' 11" (4.32m x 2.72m) A versatile open plan space ideal for dining or relaxation, featuring laminate flooring, spotlights, built-in cupboard storage, radiator, large UPVC window overlooking the rear garden, additional side window and frosted UPVC door provide plenty of natural light.

LOUNGE

12' 10" x 15' 10" (3.91m x 4.83m) A generous front facing reception room with UPVC windows to both the front and side aspects and gas fireplace.

BATHROOM

Fitted with a three piece suite comprising of bath, pedestal sink, WC, with tiled splashbacks, frosted UPVC window to the rear, lino flooring, and radiator.



FIRST FLOOR LANDING

Providing access to all three bedrooms and the loft void. The loft is boarded and houses the boiler and a radiator to the landing.

BEDROOM 1

9' 6" x 15' 11" (2.9m x 4.85m) A spacious double bedroom with UPVC window to the front aspect, radiator, built-in wardrobe and additional cupboard storage.

BEDROOM 2

14' 8" x 7' 10" (4.47m x 2.39m) A light filled double bedroom with UPVC windows to both the side and rear aspects, built-in wardrobe storage, and radiator.



BEDROOM 3

8' 9" x 7' 9" (2.67m x 2.36m) A comfortable single bedroom or study with UPVC window to the rear aspect and radiator.

GARAGE

19' 8" x 9' (5.99m x 2.74m) Fitted with a manual up-and-over door, side and rear windows, side door access into the garden, offering additional storage or workshop potential.



OUTSIDE

The rear garden is secure and landscaped into split levels, offering a low maintenance layout with mature borders, shrubs, and multiple seating areas for outdoor enjoyment. To the front, there is a gravelled garden with mature borders and a generous driveway providing parking for multiple vehicles.

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 & Co, Taylor Rose, 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:

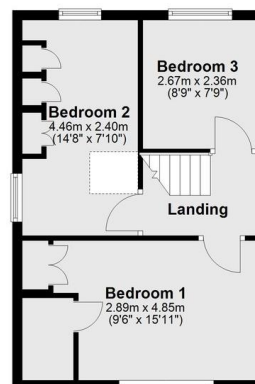
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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Ground Floor



First Floor



Total area: approx. 102.0 sq. metres (1097.7 sq. feet)
9 Chilern Rd

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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