



14 Devon Street

Lincoln, LN2 5NT



Book a Viewing!

£135,000

Situated to the East of Lincoln City Centre, within close proximity to Lincoln Arboretum and Lincoln County Hospital, a spacious Three Bedroom Terraced House. The property has living accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to three Bedrooms and an additional versatile Walk-in Wardrobe/Study. There is an enclosed rear garden and the property further benefits from on street parking. Viewing highly recommended. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (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 Lincoln Bishop University.

PORCH

With tiled flooring.

HALL

With staircase to the first floor, laminate flooring and radiator.

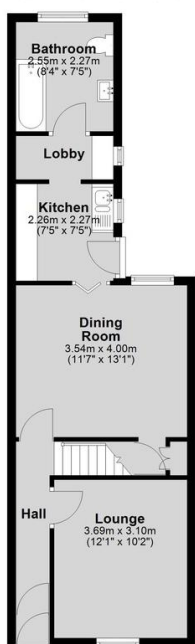
LOUNGE

12' 1" x 10' 2" (3.69m x 3.10m) With double glazed window to the front aspect and electric fire set within a feature fire surround.

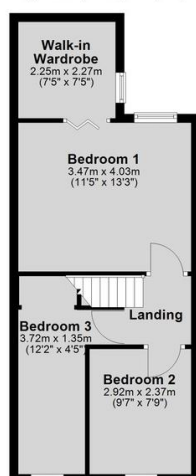
DINING ROOM

13' 1" x 11' 7" (4.00m x 3.54m) With double glazed window to the rear aspect, under stairs storage cupboard, laminate flooring and radiator.

Ground Floor
Approx. 46.8 sq. metres (503.6 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

KITCHEN

7' 5" x 7' 4" (2.27m x 2.26m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, space for cooker, tiled splashbacks, double glazed window to the side aspect and door to the garden.

LOBBY

With double glazed window to the side aspect, wall mounted gas fired central heating boiler and spaces for washing machine and fridge.

BATHROOM

Fitted with a three-piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

BEDROOM 1

13' 2" x 11' 4" (4.03m x 3.47m) With double glazed window to the rear aspect, decorative fireplace and radiator.

WALK-IN WARDROBE

7' 5" x 7' 4" (2.27m x 2.25m) A versatile room accessed via Bedroom 1, ideal as a nursery, study or walk-in wardrobe and double glazed window to the side aspect.

BEDROOM 2

9' 6" x 7' 9" (2.92m x 2.37m) With double glazed window to the front aspect and radiator.

BEDROOM 3

12' 2" x 4' 5" (3.72m x 1.35m) With double glazed window to the front aspect, fitted open wardrobe and radiator.

OUTSIDE

To the rear of the property there is an enclosed garden mainly paved with a gravelled area, mature shrubs and a garden shed.

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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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 HomeBuyer Reports, call 01522 550088 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

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

GENERAL

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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