



45 Greetwell Gate
Lincoln, LN2 4AW



Book a Viewing!

£155,000

A Two Bedroom Mid Terraced House situated in the Uphill Area of Lincoln, within close proximity to the Cathedral Quarter. The accommodation comprises of a Hall, Lounge, Dining Room, Kitchen and a First Floor Landing leading to a Bathroom and two Bedrooms. Outside there is residents permit parking and an enclosed rear yard with brick outbuildings. The property is being sold with No Chain and viewing is highly recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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 Lincoln Bishop University.





ACCOMMODATION

HALL

With staircase to the first floor.

LOUNGE

12' 0" x 12' 0" (3.67m x 3.66m) With double glazed window to the front aspect and radiator.

DINING ROOM

12' 1" x 11' 9" (3.69m x 3.59m) With double glazed window to the rear aspect, radiator and under stairs storage cupboard.

KITCHEN

11' 11" x 6' 1" (3.65m x 1.86m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, five ring gas hob, gas fired wall mounted central heating boiler, stainless steel sink with side drainer and mixer tap, space for washing machine, tiled splashbacks, two double glazed windows to the side aspect and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 11' 8" (3.71m x 3.58m) With double glazed window to the rear aspect, double wardrobe and radiator.

BEDROOM 2

9' 6" x 8' 0" (2.91m x 2.45m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower, pedestal wash handbasin, close coupled WC, airing cupboard, tiled splashbacks radiator and double window to the front aspect.

OUTSIDE

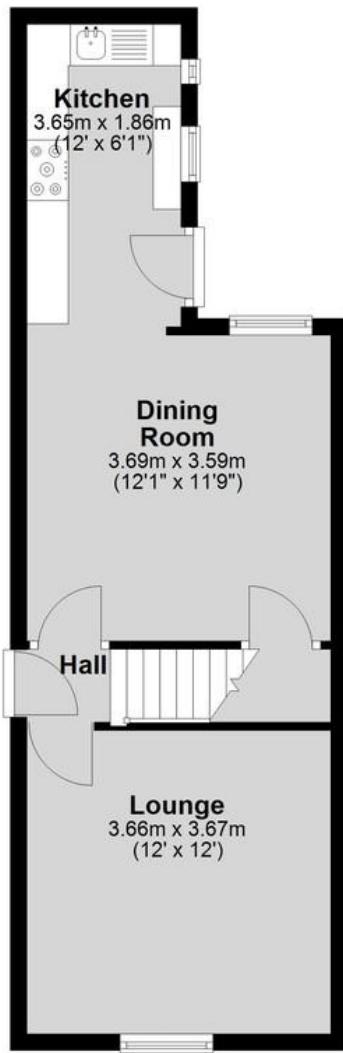
The property benefits from residents permit parking. To the rear is an enclosed yard with brick outbuildings.





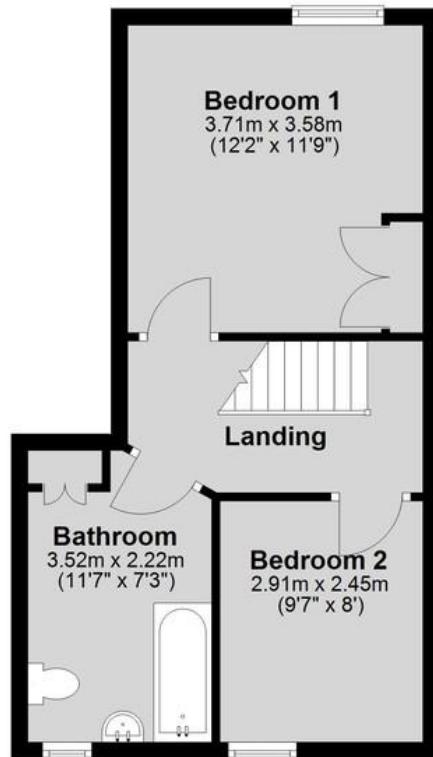
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

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 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.