



27 Elder Street

Lincoln, LN5 8QX

£129,950

A well presented bay fronted end terraced house located just off Newark Road, to the South of the City of Lincoln. The internal accommodation briefly comprises of Main Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside there is a forecourt to the front and to the rear there is a garden with patio. The property further benefits from uPVC double glazing and gas central heating. Viewing is highly recommended.





27 Elder Street, Lincoln, LN5 8QX



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

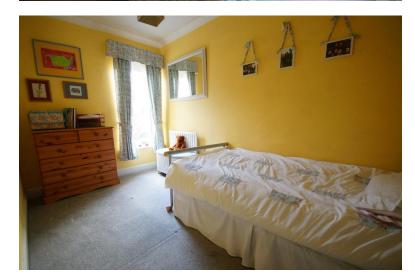
Leave Lincoln South along the High Street and at the South Park roundabout proceed straight across on to Newark Road. Continue along Newark Road for some time, eventually turning left on to Maple Street. Proceed along and turn right on to Beech Street and then left on to Elder Street where the property can be located.

LOCATION

The property is well located just off Newark Road to the South of the historic Cathedral and University City of Lincoln. The property is within close proximity to a wide range of local amenities along Newark Road and Lincoln High Street.









MAIN FNTRANCE HALL

With uPVC main entrance door, stairs to the First Floor Landing and laminate wood flooring.

LOUNGE

12' 4" (into alcove) x 12' 0" (plus bay) (3.76m x 3.66m) With uPVC bay window to front elevation, double radiator, coving to ceiling, fitted storage cupboard into alcove and brick fireplace surround.

DINING ROOM

12' 4" x 11' 11" (3.76m x 3.63m) With uPVC window to rear elevation, coving to ceiling, under stairs storage area, radiator and laminate wood flooring.

KITCHEN

11' 6" x 7' 3" (3.51m x 2.21m) Fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, tiled floor, plumbing for washing machine, double radiator and two uPVC windows to side elevation.

UTILITY ROOM

12' 2" x 7' 2" (3.71m x 2.18m) With uPVC window to side elevation, uPVC side entrance door, uPVC patio/French doors to rear garden, gas central heating boiler and radiator.

FIRST FLOOR LANDING

With access to roof void and coving to ceiling.

BEDROOM 1

12' 0" \times 8' 10" (3.66m \times 2.69m) With uPVC window to rear elevation, double radiator, coving to ceiling and built-in storage cupboard/wardrobe.

BEDROOM 2

12' 0" x 7' 0" (3.66m x 2.13m) With uPVC window to front elevation, single radiator and coving to ceiling.

BEDROOM 3

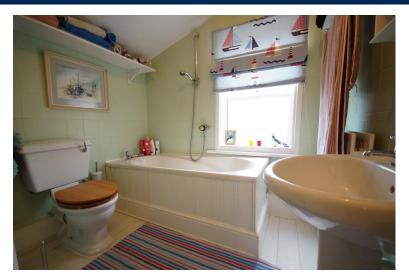
9' 2" x 8' 10" (2.79m x 2.69m) With uPVC window to front elevation, radiator, coving to ceiling and fitted shelving.

BATHROOM

7' 9" x 7' 4" (2.36m x 2.24m) With suite to comprise of bath with shower over, WC and wash basin, double radiator, tiled walls, uPVC window to rear elevation and airing cupboard housing the hot water cylinder.

OUTSIDE

To the front there is a forecourt and a shared entrance passage. Rear garden with patio, a variety of flowers and shrubs and storage 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 $\ensuremath{\mathfrak{a}}\xspace$ pects 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.

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 worl

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 gueries 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

- The details are a general outline for guidance only and do not constitute any part of 1. an offeror contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- 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 advisoror 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.



Total approx floor area: 912 m² (9813 ft²) Ground Floor: 49.5 m² (532.8 ft²) 1st Floor: 417 m² (448.5 ft²)

29 - 30 Silver Street Lincoln **LN2 1AS**

www.mundys.net residential@mundys.net 01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

