



**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.







#### **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 ENTRANCE 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" x 8' 10" (3.66m x 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.



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#### 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.

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