



**18-20 Rasen Lane,  
Lincoln, LN1 3EY**



**Book a Viewing!**

**£350,000**

A rare opportunity to purchase a substantial and spacious End Terraced House in the ever desirable Uphill area of Lincoln, offering incredibly versatile accommodation. The property is currently converted into a four Bedroom House and a two Bedroom Apartment and benefits from its own block paved driveway for multiple vehicles. The house has accommodation comprising of Hall, Cellar, Lounge, Kitchen, Ground Floor Shower Room, First Floor Landing, four double Bedrooms and a First Floor Shower Room. The self contained Apartment comprises of an Open Plan Living Kitchen Diner, Inner Hall and two double Bedrooms, both with En-suite Shower Rooms. The property could offer a multitude of uses, including holiday let potential, student or private let, self contained Annex, or the potential to create an incredible family home. Viewing of this property is essential to appreciate the different options and versatility on offer. No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**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 Bishop Grosseteste University.





## 18 RASEN LANE

### ENTRANCE HALL

With staircase to the first floor, door with access to the cellar and radiator.

### LOUNGE

12' 2" x 15' 5" (3.72m x 4.72m) With sash window to the side aspect, double glazed window to the rear aspect, laminate flooring and radiator.

### KITCHEN

12' 5" x 7' 10" (3.79m x 2.41m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, space for washing machine, tiled flooring and splashbacks, door to the rear courtyard, windows to the side aspects, radiator and airing cupboard housing gas fired central heating boiler.



### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With two sash windows to the side aspect and over stairs storage cupboard.



### BEDROOM 1

15' 3 (max)" x 12' 2 (max)" (4.65m x 3.71m) With two sash windows to the front aspect, double storage cupboard and radiator.

### BEDROOM 2

12' 2" x 12' 5" (3.72m x 3.79m) With window to the front aspect, double storage cupboard and radiator.

### BEDROOM 3

11' 5" x 12' 5" (3.49m x 3.79m) With double glazed window to the rear aspect and radiator.

### BEDROOM 4

12' 5" x 12' 3" (3.79m x 3.74m) With double glazed window to the rear aspect and radiator



### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, towel radiator and double glazed window to the side aspect.



## 20 RASEN LANE

### LIVING KITCHEN DINER

15' 10" x 11' 8" (4.83m x 3.57m) Kitchen area fitted with a range of wall and base units with work surfaces over, stainless steel sink with hot and cold taps, electric oven and hob with extractor fan, spaces for fridge freezer and washing machine, tiled splashbacks, wall mounted gas fire central heating boiler, laminate flooring, bay window to the front aspect with built-in window seat, window to the side aspect and radiator.

### HALL



### BEDROOM 1

12' 4" x 12' 2" (3.78m x 3.71m) With bay window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks and chrome towel radiator.

### BEDROOM 2

11' 10" x 11' 9" (3.63m x 3.59m) With double glazed window to the rear aspect and radiator.



### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and splashbacks and chrome towel radiator.

### OUTSIDE

To the rear of the property there is a private block paved driveway providing off street 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](http://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 and Co, Bridge McFarland, Dale & 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 and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 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 has 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 are for the vendors (Lessors) for whom they act as Agents given to the estate agent.

1. These 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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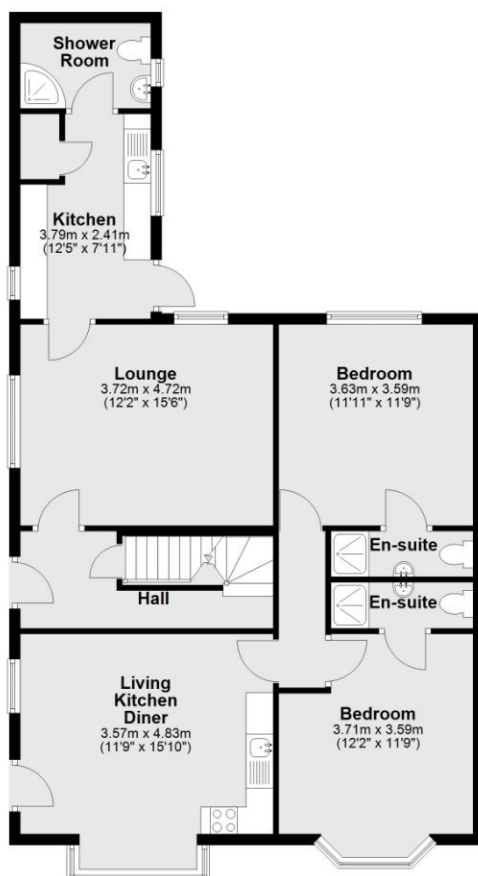






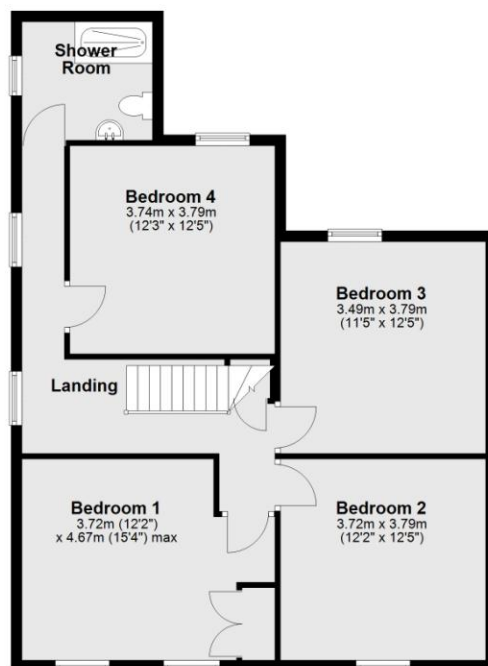
#### Ground Floor

Approx. 93.2 sq. metres (1003.5 sq. feet)



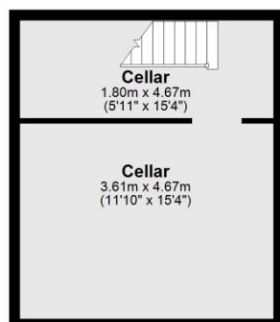
#### Second Floor

Approx. 79.2 sq. metres (852.3 sq. feet)



#### Cellar

Approx. 25.7 sq. metres (277.0 sq. feet)



Total area: approx. 198.1 sq. metres (2132.8 sq. feet)

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**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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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