



**27 Cranwell Street**

Lincoln, LN5 8BH



Book a Viewing!

**£190,000**

A Three Bedroom Mid-Terrace Home in Popular South Lincoln Location. This is a well-presented three bedroom mid bay-fronted terrace home, ideally positioned on the sought-after Cranwell Street, just off the High Street to the South of Lincoln. The property offers spacious living accommodation with retained character features and is within walking distance of a wide range of local amenities, schools and transport links.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Lincoln City Council.

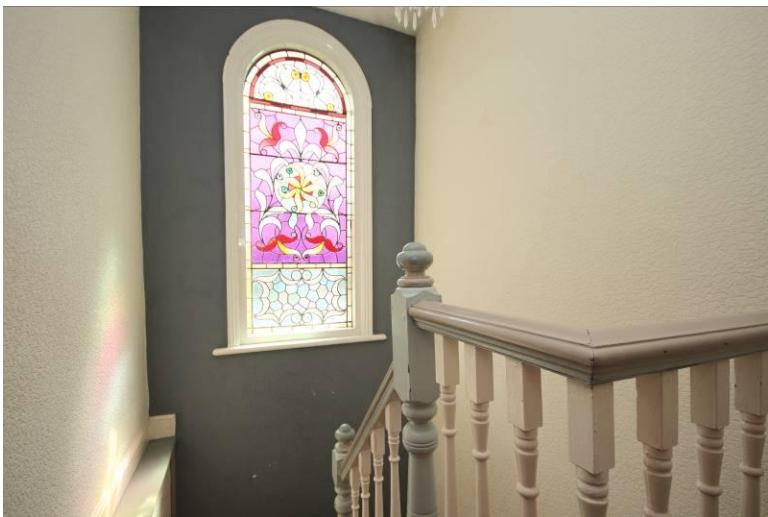
**TENURE** - Freehold.

**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.



## ACCOMMODATION

### PORCH

With stained glass leaded window and leading through to entrance hallway.

### INNER HALLWAY

With original tiled flooring, radiator, doors leading to the Lounge, Dining Room and Kitchen and stairs rising to the first floor.

### LOUNGE

11' 7" x 12' 4" (3.54m x 3.77m) A bright bay-fronted reception room with UPVC window to the front, decorative fireplace, coving and ceiling rose.

### DINING ROOM

12' 1" x 12' 4" (3.69m x 3.77m) With window to the rear, decorative fireplace, radiator, coving and ceiling rose.

### KITCHEN

13' 6" x 8' 5" (4.13m x 2.58m) Fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances including cooker and washing machine, a four-ring gas hob with extractor above, wall cupboards, a wall-mounted electric water heater, UPVC windows and door to the side aspect, radiator and space for a table.

### FIRST FLOOR LANDING

With stained glass leaded window to the rear, doors to three bedrooms and shower room, access to the loft and space for a desk.

### BEDROOM 1

11' 7" x 10' 1" (3.54m x 3.09m) A spacious double room with UPVC window to the front, fitted wardrobes and radiator.

### BEDROOM 2

11' 7" x 8' 3" (3.54m x 2.53m) With UPVC window to the front and radiator.

### BEDROOM 3

12' 2" x 6' 6" (3.71m x 2.00m) With UPVC window to the rear, two built-in cupboards, decorative fireplace and radiator.

### SHOWER ROOM

Fitted suite comprising shower cubicle, WC, wash hand basin, tiled walls, radiator and UPVC window to the rear.

### OUTSIDE

To the front of the property there is a courtyard garden enclosed by low brick walls. To the side of the property there is a passageway which leads to the rear. To the rear the property benefits from a low-maintenance yard area with a modern fully tiled outside WC and a brick built outbuilding with electricity, ideal for storage.





27 Cranwell Street benefits from a prime inner-city location with everything from shopping and dining to schooling and commuting right on the doorstep. The area continues to attract strong demand from both homeowners and tenants alike, making it an excellent location for long-term living or investment.

#### WEBSITE

Our detailed web site 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.

#### REFERRED FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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.

CWHL, J Walker and Julian Lyman 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.

Claverings 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 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 work out 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 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

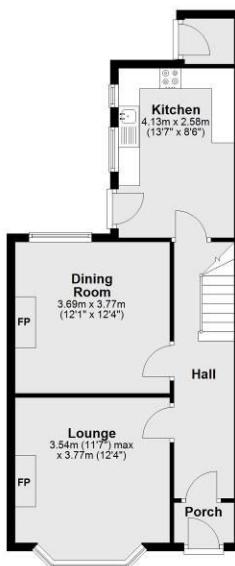
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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



First Floor



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

