



## 92 Burton Road

Lincoln, LN1 3LJ



Book a Viewing!

**£210,000**

Situated in a fantastic position on the ever popular Burton Road, within close proximity to Uphill Lincoln and the Bailgate, a traditional Three Bedroom bay fronted Terraced House. The spacious living accommodation on offer comprises of an Entrance Hall, Lounge with bay window, Dining Room, Brand New Stylish Kitchen, Bathroom and First Floor Landing leading to three well appointed Bedrooms. Outside there is a low maintenance front garden and a pleasant enclosed rear garden. Viewing of this home is highly recommended to appreciate the accommodation on offer and the position in which it sits. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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

### ENTRANCE HALL

With staircase to the first floor and radiator.

### LOUNGE

12' 2" x 10' 6" (3.73m x 3.21m) With double glazed bay window to the front aspect and radiator.

### DINING ROOM

14' 0" x 12' 5" (4.27m x 3.79m) With double glazed window to the aspect, under the stairs storage cupboard and radiator.

### KITCHEN

13' 8" x 7' 4" (4.19m x 2.26m) Newly fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, Cooke and Lewis electric oven with gas hob and extractor fan over, space for washing machine, tiled splashbacks, radiator, double glazed window to the side aspect and door to the garden.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

#### BEDROOM 1

13' 9" x 12' 2" (4.21m x 3.73m) With two double glazed windows to the front aspect, decorative fireplace, over stairs storage cupboard and radiator.

#### BEDROOM 2

14' 1" x 12' 2" (4.31m x 3.71m) With double glazed window to the rear aspect, decorative fireplace and radiator.

#### BEDROOM 3

13' 8" x 7' 4" (4.18m x 2.25m) With double glazed window to the side aspect, gas fired wall mounted central heating boiler, storage cupboard and radiator.

### OUTSIDE

To the front of the property there is a low maintenance garden behind a brick wall. To the rear of the property there is an enclosed garden laid mainly to lawn with gravelled area and mature shrubs.





#### 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.

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 Walter and Callum 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 roughly checked.

#### GENERAL

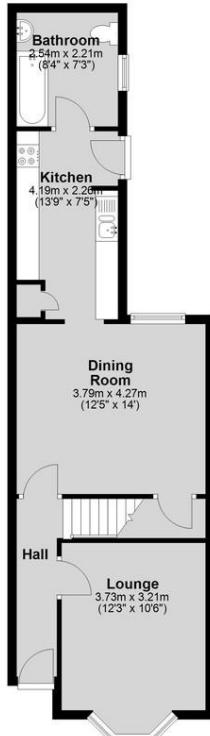
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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**Ground Floor**  
Approx. 51.4 sq. metres (553.5 sq. feet)



Total area: approx. 97.5 sq. metres (1049.1 sq. feet)

**First Floor**  
Approx. 46.0 sq. metres (495.6 sq. feet)



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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