



103 Newland Street West

Lincoln, LN1 1QD



Book a Viewing!

£240,000

A well presented and spacious four bedroom end terrace property situated in this popular position within the West End of the historic city of Lincoln, conveniently located for both the city centre, the University of Lincoln and Lincoln Cathedral. The property offers generous living accommodation comprising an Entrance Hallway, Bay Fronted Lounge, Dining Room, modern fitted Kitchen and Ground Floor Bathroom. To the first floor there are four well appointed bedrooms and a shower room. Externally, the property benefits from a front garden and an enclosed rear garden with block paving and artificial lawn. A substantial workshop provides excellent storage space and offers potential for conversion, subject to any necessary consents.



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 Lincoln Bishop University.



ACCOMMODATION

INNER HALLWAY

With uPVC entrance door to the side elevation, stairs rising to the first floor and doors leading to the lounge and dining room.

LOUNGE

11' 3" x 11' 1" (3.45m x 3.40m) With walk in uPVC bay window to the front elevation and radiator.

DINING ROOM

12' 7" x 11' 3" (3.86m x 3.45m) With tiled flooring, uPVC window overlooking the rear garden, radiator, space for a dining table and opening through to the kitchen.

KITCHEN

17' 5" x 6' 0" (5.31m x 1.85m) Fitted with a range of modern base units and drawers with work surfaces over incorporating twin circular sinks with mixer tap. There are spaces for a cooker, washing machine and fridge freezer, wall mounted cupboards with LED strip lighting, continuation of the tiled flooring, uPVC door to the rear garden and door leading to the bathroom.

BATHROOM

7' 8" x 6' 0" (2.34m x 1.85m) Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over. Fully tiled walls and floor, uPVC window to the side elevation and heated towel radiator.

LANDING

Providing access to four bedrooms and the shower room.

BEDROOM 1

11' 3" x 10' 7" (3.45m x 3.23m) With uPVC window to the front elevation and radiator.

BEDROOM 2

12' 9" x 11' 8" (3.91m x 3.58m) With uPVC window to the rear elevation and radiator.

BEDROOM 3

12' 11" x 6' 7" (3.94m x 2.03m) With uPVC window to the rear elevation and radiator.

BEDROOM 4

11' 3" x 8' 0" (3.43m x 2.46m) With uPVC window to the front elevation and radiator.

SHOWER ROOM

5' 8" x 4' 7" (1.73m x 1.42m) Fitted with a shower cubicle, WC and wash hand basin, together with a radiator.

OUTSIDE

To the front of the property there is a gated entrance, and a brick wall frontage. The enclosed rear garden has been designed for ease of maintenance and features block-paved seating areas and artificial lawn, providing an attractive outdoor entertaining space. Access is provided to the workshop.

WORKSHOP

30' 6" x 12' 2" (9.30m x 3.71m) A useful and substantial outbuilding with two uPVC windows and uPVC entrance door, power and lighting connected, together with a newly fitted roof. The workshop offers excellent storage space and could be suitable for a variety of uses, subject to any necessary consents.

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 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.

CMH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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

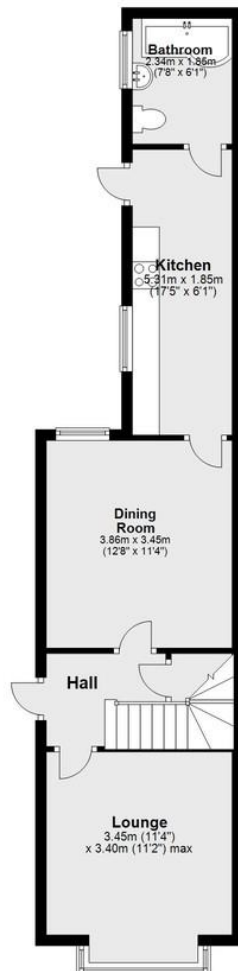
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Ground Floor

Approx. 81.3 sq. metres (875.2 sq. feet)

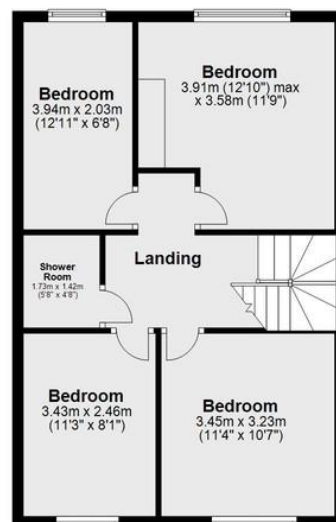


Total area: approx. 134.7 sq. metres (1449.5 sq. feet)

For Illustration Purposes Only
Plan produced using PlanitUp

First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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