



**254 West Parade,  
Lincoln, LN1 1LY**



Book a Viewing!

### Offers in the Region of £385,000

A beautifully presented and deceptively spacious Five Bedroom Traditional Terraced Family Home situated in Lincoln's prestigious West End. Retaining a wealth of character and period features throughout, the property offers generous and versatile living accommodation comprising of Porch, welcoming Entrance Hall, Lounge, Dining Room, Lobby, Utility Room, Pantry, Kitchen/Breakfast Room, Conservatory and a Ground Floor Shower Room. To the First Floor are Five well appointed Bedrooms and a Family Bathroom. Outside the property is approached by an enclosed courtyard style front garden, whilst to the rear there is a pleasant enclosed garden and the added benefit of gated off-street parking. Viewing of this impressive period home is highly recommended to fully appreciate all it has to offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**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.



## ACCOMODATION

### PORCH

With main entrance door, original stained glass window, storage cupboard and tiled flooring.

### ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard and radiator.

### LOUNGE

13' 10" x 12' 5" (4.24m x 3.80m) With double glazed bay window to the front aspect, gas fire set within a decorative fire surround, wall lights, exposed floorboards and two radiators.

### DINING ROOM

14' 0" x 13' 8 (max)" (4.28m x 4.17m) With double glazed feature window to the rear aspect, laminate flooring and radiator.

### REAR LOBBY

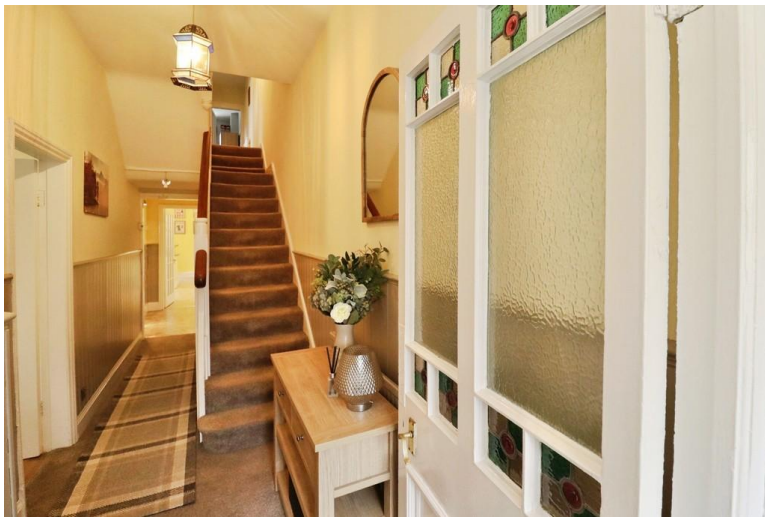
With wall mounted gas fired central heating boiler, window to the side aspect and radiator.

### PANTRY

With storage shelving.

### UTILITY ROOM

With spaces for washing machine and tumble dryer, storage shelving and window to the side aspect.



### KITCHEN/BREAKFAST ROOM

18' 6" x 12' 4" (5.65m x 3.78m) Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for dishwasher and fridge, tiled splashbacks, radiator, two double glazed windows to the side aspect and double glazed French doors to the conservatory.

### CONSERVATORY

8' 10" x 8' 7" (2.70m x 2.64m) With double glazed French doors to the rear garden and laminate flooring.



### SHOWER ROOM

With close coupled WC, pedestal wash hand basin and shower cubicle, tiled splashbacks and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With large storage cupboard and radiator.

### BEDROOM 1

12' 10" x 12' 4" (3.92m x 3.78m) With feature double glazed bay window to the front aspect, exposed floorboards and radiator.

### BEDROOM 2

13' 10" x 12' 2" (4.23m x 3.73m) With double glazed window to the rear aspect, decorative fireplace, exposed floorboards and radiator.





### BEDROOM 3

12' 5" x 10' 6" (3.80m x 3.21m) With double glazed window to the rear aspect and radiator.



### BEDROOM 4

9' 1" x 7' 5" (2.77m x 2.28m) With double glazed window to the side aspect and radiator.



### BEDROOM 5

10' 4" (max" x 6' 6" (3.15m x 2.00m) With double glazed window to the front aspect, exposed floorboards and radiator.



### BATHROOM

8' 9" x 6' 9" (2.68m x 2.07m) Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, airing cupboard, tiled walls, chrome towel radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a courtyard garden set behind brick wall. The front garden is laid mainly to gravel with shrubs inset and path to the front door. To the rear there is an enclosed rear garden, laid mainly to lawn with patio seating area, mature shrubs and flowerbeds. The property further benefits from secure gated off-street parking, accessed via Bedford Street.

#### 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 - WHO WE MAY REFER YOU TO

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.

CMH and J Walter 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 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:

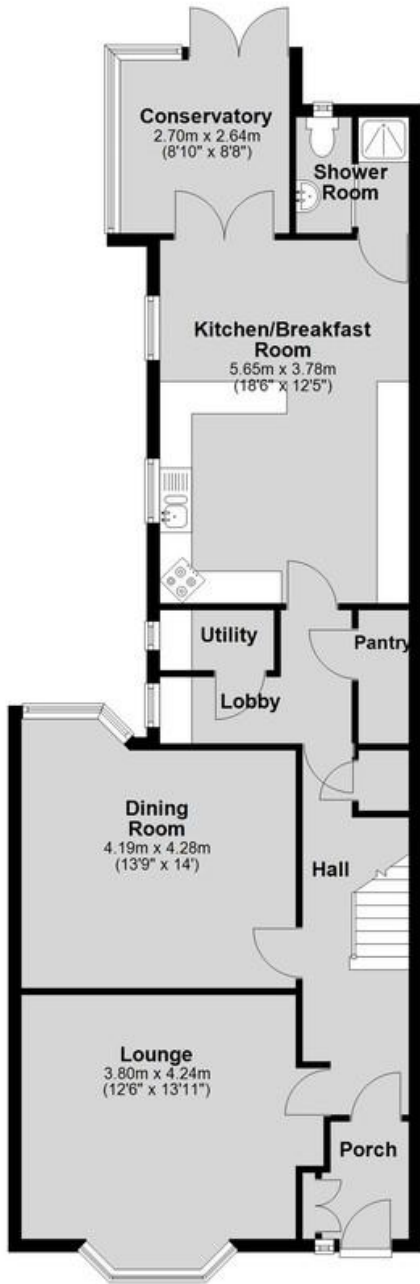
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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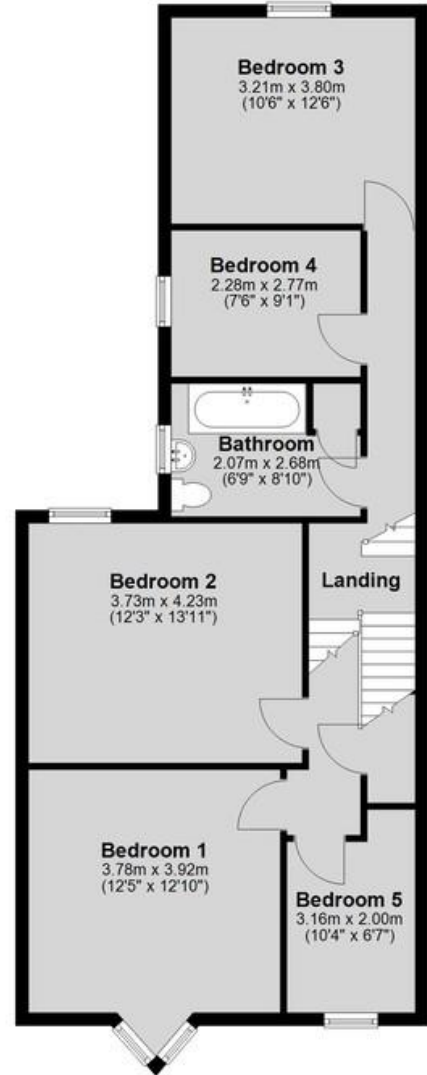
### Ground Floor

Approx. 87.7 sq. metres (944.2 sq. feet)



### First Floor

Approx. 76.5 sq. metres (822.9 sq. feet)



Total area: approx. 164.2 sq. metres (1767.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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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