



7 Saville Street

Lincoln, LN5 8NH

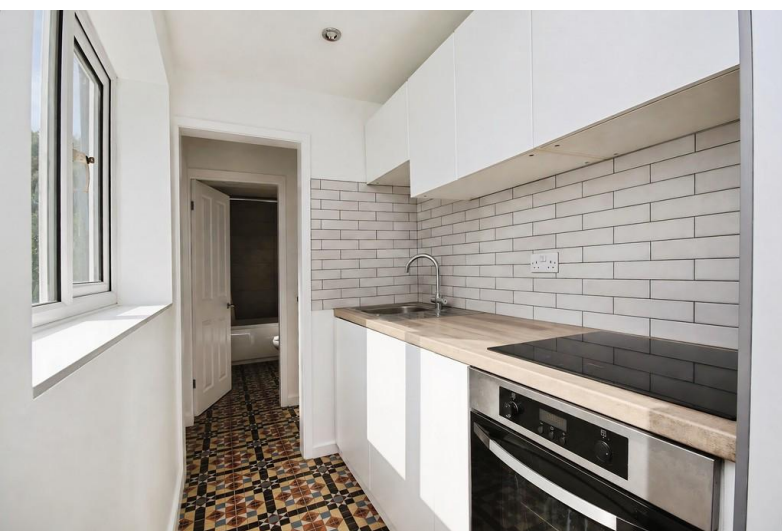


Book a Viewing!

£142,000

A beautifully refurbished Three Bedroom Mid Terrace Home, offered for sale with No Onward Chain and ready for its new owners to move straight into. Having been redecorated throughout and presented in excellent condition, the property combines a fresh, modern finish with attractive character features, including the original stove and feature fireplace.

The accommodation offers spacious and versatile living, with two reception rooms, a modern fitted kitchen, separate utility space and contemporary ground floor bathroom, whilst three well proportioned bedrooms are found on the first floor. To the rear, the property benefits from a surprisingly spacious and securely enclosed garden, providing an excellent outdoor space for relaxing, entertaining or enjoying the warmer months.





LOCATION

Situated just off the popular Newark Road, the property enjoys a convenient position within easy reach of Lincoln City Centre and a wide range of local amenities. The nearby South Common provides an excellent open green space for walking, exercise and leisure, whilst the area benefits from fantastic transport links providing easy access around Lincoln and further afield. The property is also ideally positioned for families, being within close proximity to the highly regarded The Priory LSST, alongside a range of other local schools and everyday amenities.

ACCOMMODATION

ENTRANCE HALL

Accessed via the shared passageway, with tiled flooring, access to both reception rooms and stairs leading to the first floor.

LOUNGE

10' 9" x 10' 6" (3.28m x 3.2m) A welcoming front facing reception room with UPVC double glazed window to the front aspect and radiator.



DINING ROOM

11' 4 max" x 10' 6" (3.45m x 3.2m) A spacious second reception room with tiled flooring continuing through from the entrance hall, useful understairs storage cupboard and UPVC double glazed window overlooking the rear. The original stove provides an attractive character feature and focal point to the room.



KITCHEN

6' 5" x 4' 5" (1.96m x 1.35m) Flowing directly from the dining room, the modern fitted kitchen comprises a range of wall mounted and base units with complementary work surfaces. The kitchen benefits from an electric hob, electric oven, extractor, stainless steel sink with hot and cold mixer tap, tiled wall splashbacks and tiled flooring. UPVC double glazed window to the side aspect and spotlights complete the space.

REAR LOBBY

A useful separate utility area with space and plumbing for a washing machine, worktop, tiled flooring and wall mounted gas combination boiler. A UPVC door provides direct access to the rear garden, with further access to the ground floor bathroom.

BATHROOM

A modern fitted bathroom comprising WC, pedestal wash hand basin and panelled bath with mains shower over. Finished with tiled wall splashbacks, tiled flooring and frosted UPVC double glazed window to the side aspect.

FIRST FLOOR LANDING

Providing access to all three bedrooms.



BEDROOM 1

11' x 10' 6" (3.35m x 3.2m) A spacious rear facing double bedroom with laminate flooring, feature fireplace, UPVC double glazed window overlooking the rear garden, radiator and useful over stairs storage cupboard.

BEDROOM 2

7' 9" x 7' (2.36m x 2.13m) A front facing bedroom with laminate flooring, UPVC double glazed window to the front aspect and radiator.

BEDROOM 3

10' 9" x 5' 1" (3.28m x 1.55m) A further front facing bedroom with laminate flooring, UPVC double glazed window to the front aspect and radiator.

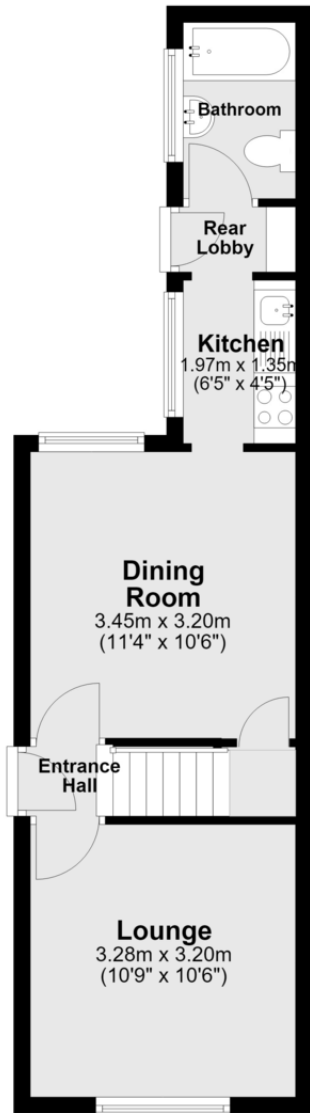


OUTSIDE

To the rear of the property there is a surprisingly spacious, secure and enclosed garden, predominantly laid to lawn and complemented by paved pathways and patio areas. A garden shed provides useful external storage, with access to the shared passageway. To the front, on-street parking is available.

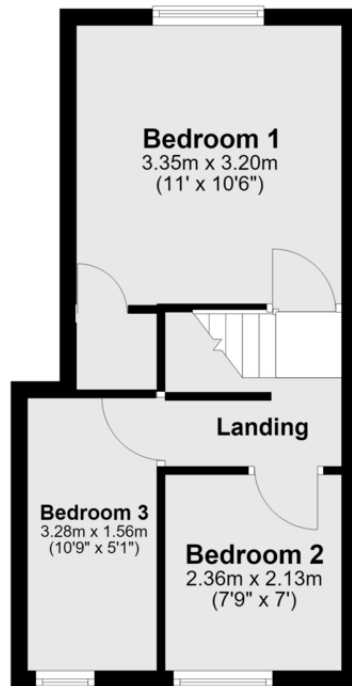
Ground Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 58.3 sq. metres (627.8 sq. feet)

KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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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.

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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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