



20 Spa Buildings

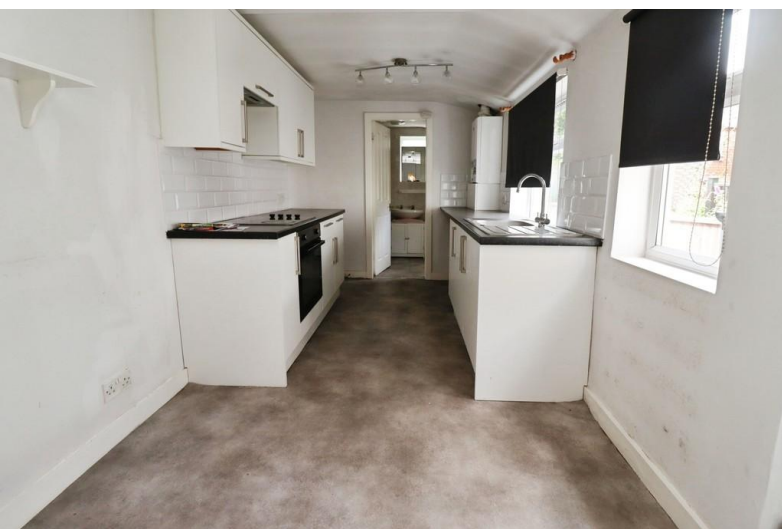
Lincoln, LN2 5AU



Book a Viewing!

£127,500

Situated within easy walking distance of Lincoln City Centre, this Three Bedroom Terraced House offers well proportioned accommodation, making it an ideal purchase for first time buyers, families or investors. The internal accommodation comprises an Entrance Hall, Lounge, separate Dining Room, fitted Kitchen and ground floor Bathroom. To the First Floor there are three well proportioned Bedrooms. Outside, the property benefits from an enclosed rear garden, providing a private outdoor space, together with residents' permit parking. Conveniently located close to a wide range of local amenities, Lincoln County Hospital, the University of Lincoln and excellent transport links, viewing is highly recommended. NO CHAIN.





LOCATION

The historic Cathedral and University City of Lincoln offers an excellent range of High Street shops, department stores, cafés, restaurants, banking facilities, a multiplex cinema, the Brayford Waterfront Marina and the Usher Gallery. The iconic Steep Hill leads to the historic Uphill area and the Bailgate Quarter, renowned for its independent boutiques, cafés and restaurants, alongside the magnificent Lincoln Castle, Lincoln Cathedral and Bishop Grosseteste University.

Located to the east of the city centre, the Monks Road area is a well-established and highly convenient residential location, popular with first-time buyers, families and investors alike. The area benefits from an excellent selection of everyday amenities including supermarkets, independent shops, cafés, schools, healthcare facilities and regular bus services. It also offers easy access to Lincoln County Hospital, the University of Lincoln, the city centre and the Cathedral Quarter, while the nearby Lincoln Eastern Bypass and A15 provide excellent transport links for commuters. Combining outstanding convenience with excellent connectivity, the Monks Road area continues to be a sought-after location for a wide range of buyers.

ACCOMMODATION

HALL

With staircase to the first floor.



LOUNGE

12' 10" x 11' 10" (3.92m x 3.63m) With double glazed window to the front aspect, laminate flooring and radiator.

DINING ROOM

12' 9" x 10' 10" (3.89m x 3.32m) With double glazed window to the rear aspect, understairs storage cupboard, laminate flooring and radiator.

KITCHEN

15' 1" x 7' 5" (4.60m x 2.27m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for washing machine and fridge freezer, wall mounted gas fired central heating boiler, tiled splashbacks, radiator, two double glazed windows to the side aspect and door to the garden.



BATHROOM

7' 4" x 5' 11" (2.25m x 1.82m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, part tiled walls, chrome towel radiator and double glazed window to the rear and side aspects.

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 12' 0" (3.92m x 3.66m) With double glazed window to the front aspect and radiator.

BEDROOM 2

14' 0" x 7' 10" (4.29m x 2.41m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 11" x 7' 8" (2.42m x 2.35m) With double glazed window to the rear aspect and radiator.



OUTSIDE

To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area and mature shrubs.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (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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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

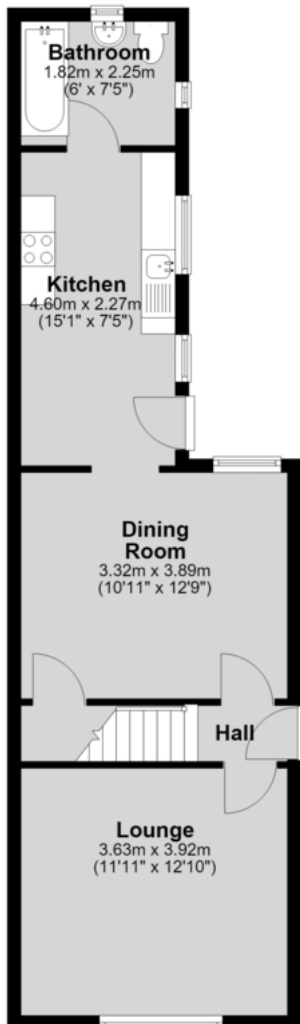
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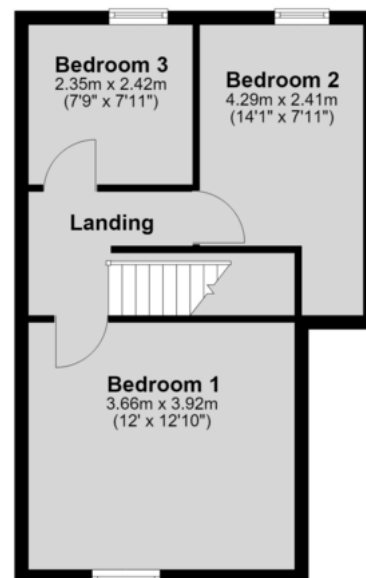
Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 81.9 sq. metres (882.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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