



18 Gaunt Street

Lincoln, LN5 7PT



Book a Viewing!

£150,000

A well presented Three Bedroom Bay Fronted Terraced Home, ideally positioned within close proximity to Lincoln City Centre and just off the High Street. Offering well proportioned accommodation, the property briefly comprises an entrance hall, bay-fronted lounge, separate dining room, fitted kitchen, rear lobby and ground floor bathroom. To the first floor, the landing leads to three well appointed bedrooms. Externally, the property benefits from a small courtyard garden to the front and an enclosed, low maintenance rear garden with two useful brick built stores. Early viewing is highly recommended to fully appreciate the excellent space, convenient location and character this appealing home has to offer. NO CHAIN.



18 Gaunt Street, Lincoln, LN5 7PT

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.

ENTRANCE HALL

With staircase to the first floor.

LOUNGE

12' 2" x 11' 6" (3.73m x 3.53m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

12' 2" x 11' 11" (3.73m x 3.64m) With double glazed window to the rear aspect, under stairs storage cupboard, laminate flooring and radiator.

KITCHEN

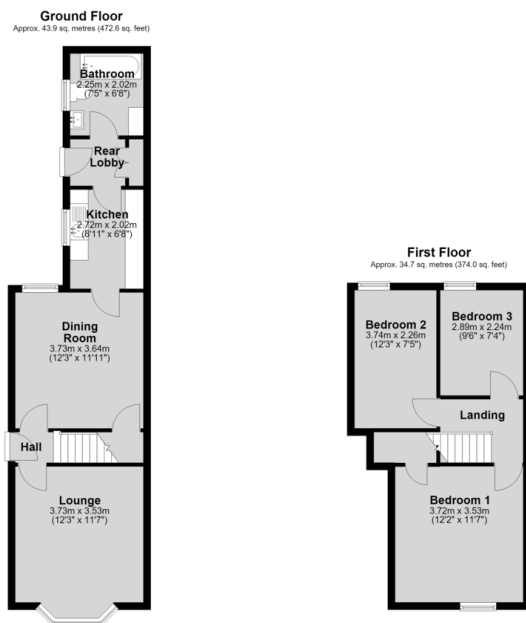
8' 11" x 6' 7" (2.72m x 2.02m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, fridge freezer and washing machine, tiled flooring and splashbacks and double glazed window to the side aspect.

REAR LOBBY

With door to the rear garden, storage cupboard and tiled flooring.

BATHROOM

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



Total area: approx. 78.6 sq. metres (846.6 sq. feet)

FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 11' 6" (3.72m x 3.53m) With double glazed window to the front aspect, feature fireplace, over stairs storage cupboard and radiator.

BEDROOM 2

12' 3" x 7' 4" (3.74m x 2.26m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 5" x 7' 4" (2.89m x 2.24m) With double glazed window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a courtyard garden set behind low level wall. To the rear there is an enclosed low maintenance garden, laid mainly to gravel with patio seating area and two brick stores.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.

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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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