



**36 Turner Street,**  
Lincoln, LN1 3JL



Book a Viewing!

**£245,000**

A spacious Three Bedroom Three Storey End Terraced Property positioned in a popular location in Uphill Lincoln, adjacent to Burton Road. The property has the rare addition of a private driveway for off road parking. The well presented internal accommodation comprises of a Lounge, hall, modern fitted Kitchen/Diner, Garden Room, Rear Hallway with larder cupboards, Utility Room, Ground Floor Cloakroom/WC, First Floor Landing leading to two Bedrooms and Bathroom and stairs to the Second Floor with the Master Bedroom. Outside there are pleasant front and rear gardens and the gravelled driveway. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits within this popular Uphill Area of Lincoln.





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#### **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

### LOUNGE

12' 0" x 9' 8" (3.68m x 2.96m) With double glazed bay window to the front aspect, decorative fireplace, engineered wood flooring and radiator.

### HALL

With laminate flooring and staircase to the first floor.

### KITCHEN/DINER

12' 8" x 12' 0" (3.87m x 3.68m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap, gas oven, gas hob with extractor fan, integrated dishwasher, space for fridge freezer, understairs storage cupboard, cupboard housing the gas fired central heating boiler, tiled flooring, radiator and door to the side aspect.

### REAR HALL

With built in larder cupboard and side storage shelving and tiled flooring.

### GARDEN ROOM

11' 10" x 6' 9" (3.62m x 2.07m) With double glazed sliding patio doors to the side aspect, glazed door to the rear garden, roof window, tiled flooring and radiator.



### UTILITY ROOM

With space for washing machine, built in worktop and storage shelving, tiled flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring, splashbacks and double glazed window to the side aspect.



### FIRST FLOOR LANDING

With staircase to the second floor and double glazed window to the side aspect.

### BEDROOM 2

12' 0" x 9' 4" (3.68m x 2.86m) With double glazed window to the front aspect, radiator and over stairs storage cupboard.

### BEDROOM 3

9' 8" x 7' 1" (2.96m x 2.16m) With double glazed window to the rear aspect and radiator.

### BATHROOM

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







## BEDROOM 1

12' 1" x 11' 2" (3.69m x 3.41m) With double glazed window to the front aspect, ceiling fan, two radiators and a range of fitted wardrobes.

## OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking, lawned garden and path to the front door with flowerbeds. To the rear of the property there is an enclosed rear garden with paved seating area, lawned garden, flowerbeds, a brick built store and garden shed. To the side there is a further gravelled and paved garden.

### 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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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.

CWH 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 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 RCS 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 these 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

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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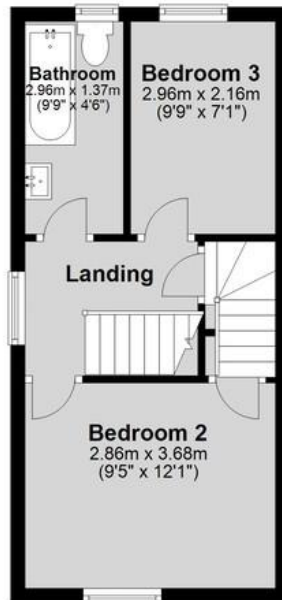
### Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



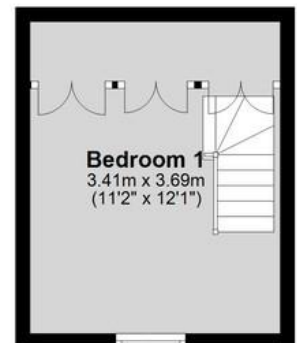
### First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



### Second Floor

Approx. 15.8 sq. metres (170.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.3 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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