



17 Carlton Street

Lincoln, LN1 3HX



Book a Viewing!

£145,000

A traditional two bedroom mid terraced house ideally situated in the prime Uphill Area of Lincoln, within close proximity to Lincoln's Bailgate and Cathedral Quarter. The property has well-presented internal living accommodation comprising of Lounge, Hall, Dining Room, Kitchen and a First Floor Landing leading to two Bedrooms and Bathroom. Outside there is an enclosed yard. The property is being sold with No Onward Chain and viewing is highly recommended.





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

11' 0" x 10' 11" (3.37m x 3.35m) With double glazed window to the front aspect, decorative fireplace, laminate flooring and radiator.

HALL

With staircase to the first floor.

DINING ROOM

11' 5" x 10' 11" (3.50m x 3.35m) With double glazed window to the rear aspect, under stairs storage cupboard, decorative fireplace, side storage cupboard, bookshelf, laminate flooring and radiator.



KITCHEN

20' 3" x 4' 9" (6.18m x 1.46m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob, spaces for washing machine and fridge freezer, tiled splashbacks and flooring, radiator, door to the rear garden and three double glazed windows to the side and rear aspects.

FIRST FLOOR LANDING

BEDROOM 1

11' 0" x 10' 11" (3.37m x 3.35m) With double glazed window to the front aspect and radiator.



BEDROOM 2

11' 6" x 7' 0" (3.52m x 2.14m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m) Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and wall mounted wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

To the rear of the property is an enclosed yard.



DISCLAIMER

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SELLING YOUR HOME – HOW TO GO ABOUT IT

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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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

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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

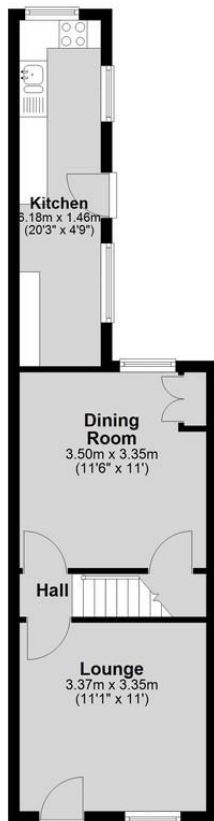
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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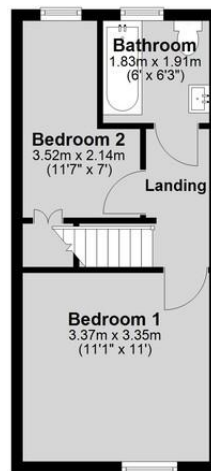
Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.8 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

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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