



**12 Spa Street**

Lincoln, LN2 5NQ



Book a Viewing!

**£142,500**

A well presented Three Bedroom Mid Terrace property, offered for sale with No Onward Chain and ready to move straight into. Benefitting from Two En-suite Bathrooms, Two Reception Rooms and a Conservatory, the property offers spacious and practical accommodation, making it an ideal purchase for first time buyers or investors alike. The accommodation comprises of an Entrance Hallway, Lounge, Dining Room, Kitchen and Conservatory. To the First Floor there are Three bedrooms with Bedrooms One and Two benefitting from En-suite facilities.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**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.



## ACCOMODATION

### ENTRANCE HALL

Accessed via a private passageway with laminate flooring, stairs rising to the first floor and access to both reception rooms.

### LOUNGE

11' 8" x 11' 4" (3.56m x 3.45m) A front facing reception room with UPVC double glazed window, radiator and feature fireplace.

### DINING ROOM

14' 5" x 11' 8" (4.39m x 3.56m) A second reception room with UPVC double glazed window to the rear aspect, radiator, understairs storage cupboard, feature fireplace with the space flowing directly through to the kitchen.



### KITCHEN

9' 5" x 6' 2" (2.87m x 1.88m) Fitted with a range of wall and base units with work surfaces over, incorporating a composite 1 1/2 bowl sink with mixer tap, splashbacks, electric oven with hob and extractor over, spaces for washing machine and fridge, tiled flooring, UPVC double glazed window to the side aspect, wall mounted boiler and door leading to the rear yard. The space opens through to the conservatory.

### CONSERVATORY

8' 6" x 7' 10" (2.59m x 2.39m) A useful additional reception space, suitable for dining or seating, with UPVC surround, tiled flooring, radiator and double doors opening onto the rear yard.



### FIRST FLOOR LANDING

Providing access to all three bedrooms with radiator.

### BEDROOM 1

14' 10" x 11' 4" (4.52m x 3.45m) A generous front facing double bedroom with UPVC double glazed window, radiator, feature fireplace and access to en-suite.

### EN-SUITE

Fitted with a three piece suite comprising shower cubicle with mains shower, WC, pedestal wash hand basin, laminate flooring and extractor.

### BEDROOM 2

9' 11" x 8' 3" (3.02m x 2.51m) A second double bedroom with UPVC double glazed window to the rear aspect, radiator and access to en-suite.



### EN-SUITE

Fitted with a three piece suite comprising bath, WC, wash hand basin with vanity storage, tiled flooring, splashbacks, chrome heated towel rail, extractor and frosted UPVC double glazed window.

### BEDROOM 3

11' 4 max" x 6' 7" (3.45m x 2.01m) A versatile third bedroom, suitable as a nursery, guest room or home office, UPVC double glazed window to the rear aspect and radiator.



## OUTSIDE

To the rear, there is a low maintenance enclosed yard with planted borders and an outbuilding providing additional storage. The space is accessible from both the kitchen and conservatory, as well as via the shared passageway.

### 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.n](http://mundys.n)

### 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 – HOW WE MAY REFER YOU TO

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 Callum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

### 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 has 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

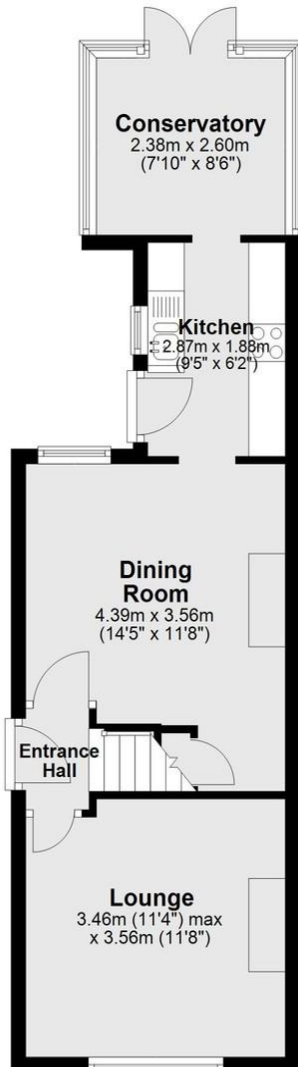
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are 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 whatsoever in relation to this property.
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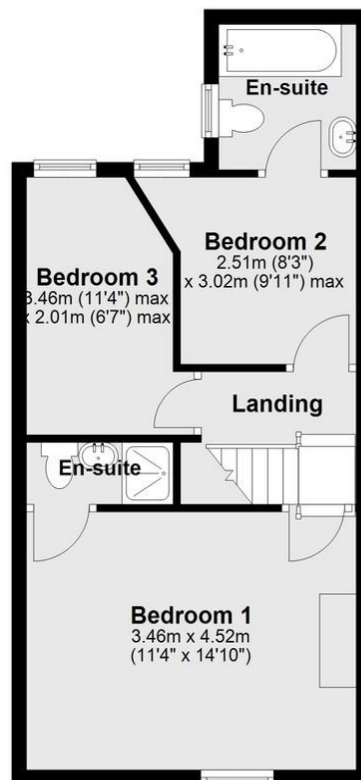
## Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 80.0 sq. metres (860.9 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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