

48 Horton Street

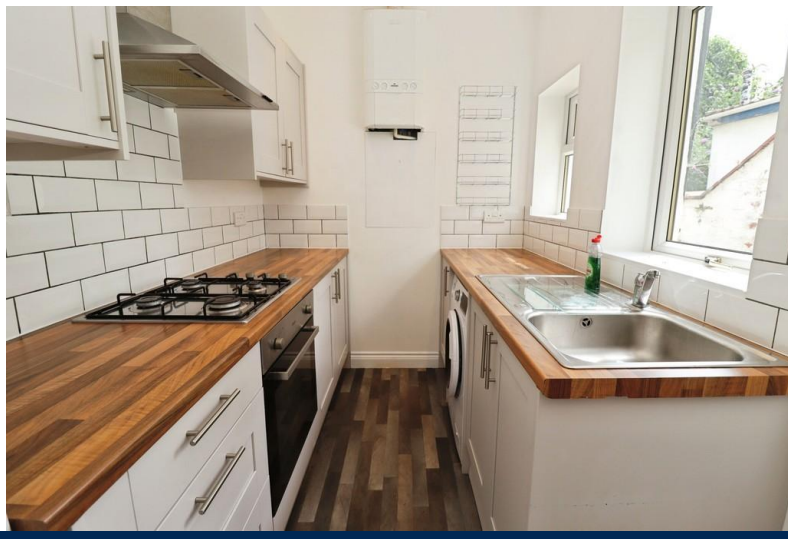
Lincoln, LN2 5NG

Book a Viewing!

£145,000

Ideally situated to the east of the Cathedral City of Lincoln, this spacious and traditional two bedroom bay fronted terrace house offers immaculate and well presented living accommodation throughout. The property comprises an entrance hall, a bright lounge with bay window, a separate dining room, a modern refitted kitchen, first floor landing, two generous double bedrooms and a first floor family bathroom. Outside, there is a courtyard garden to the front and an enclosed rear yard with a useful brick outbuilding. An ideal purchase for first time buyers or investors alike, early viewing is highly recommended. NO CHAIN.





48 Horton Street, Lincoln, LN2 5NG







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

ENTRANCE HALL
With staircase to the first floor.

LOUNGE
11' 5" x 10' 5" (3.50m x 3.18m) With double glazed bay window to the front aspect, decorative fireplace, exposed floorboards and radiator.

DINING ROOM
12' 0" x 11' 9" (3.68m x 3.60m) With double glazed window to the rear aspect, under stairs storage cupboard, decorative fireplace and radiator.









KITCHEN
9' 10" x 6' 2" (3.02m x 1.88m) 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 with gas hob and extractor fan, wall mounted gas fired central heating boiler, spaces for washing machine and fridge freezer, tiled splashbacks, spotlights, two double glazed windows to the side aspect and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1
13' 11 (max)" x 11' 6" (4.24m x 3.51m) With double glazed window to the rear aspect and radiator.

BEDROOM 2
11' 5" x 10' 5" (3.50m x 3.18m) With two double glazed windows to the front aspect, two double wardrobes and radiator.

BATHROOM
10' 3" x 6' 11" (3.13m x 2.12m) With a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, airing cupboard, tiled splashbacks, radiator and double glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a courtyard garden behind low level wall. To the rear there is an enclosed garden, paved for ease of maintenance, with flowerbeds and brick outbuilding.

NOTE
In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is related to a member of staff at Mundys.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

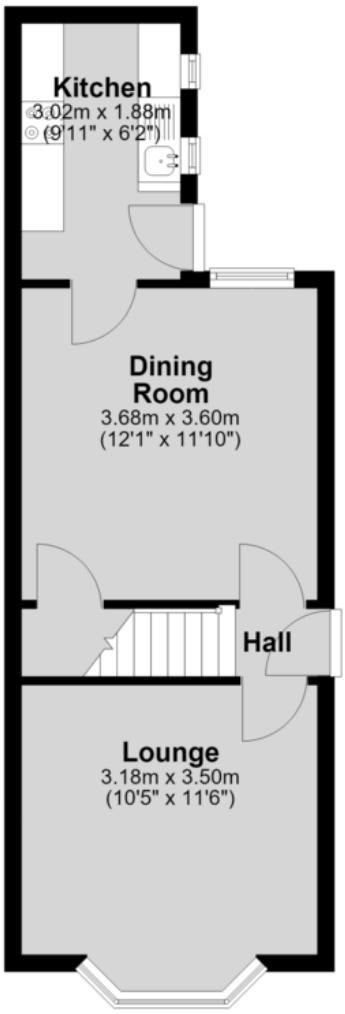
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

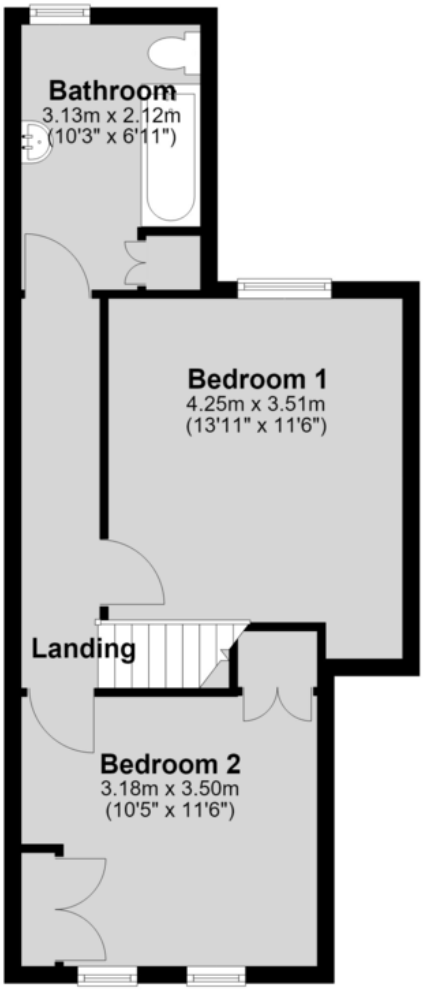
Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 sq. feet)

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

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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.

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https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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The Property Ombudsman