

69 Rasen Lane

Lincoln, LN1 3EZ

Book a Viewing!

£225,000

An attractive and well presented terraced home, superbly positioned within this highly sought after Uphill location, just a short distance from Lincoln's historic Bailgate. Offering deceptively spacious accommodation throughout, the property briefly comprises a welcoming entrance hall, lounge, separate dining room, fitted kitchen, utility room and cloakroom/WC. To the first floor, a landing leads to three generous double bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with useful brick-built store. Early viewing is highly recommended to fully appreciate the excellent space, location and character this appealing home has to offer. NO CHAIN.





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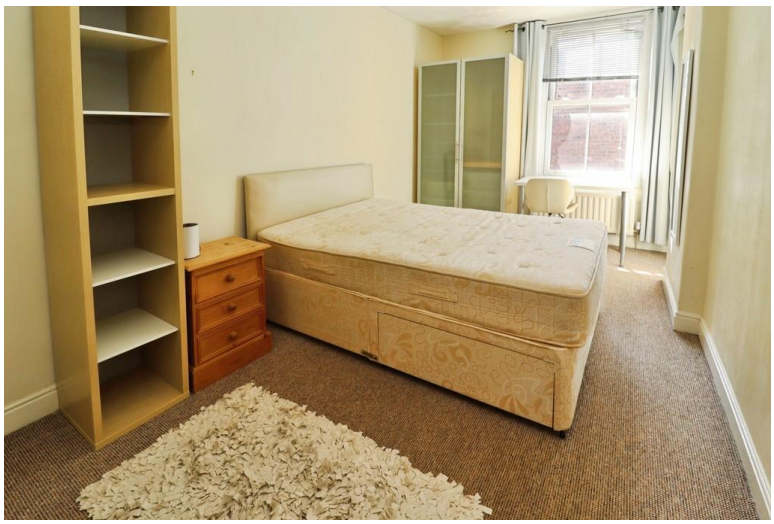
LOCATION
The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

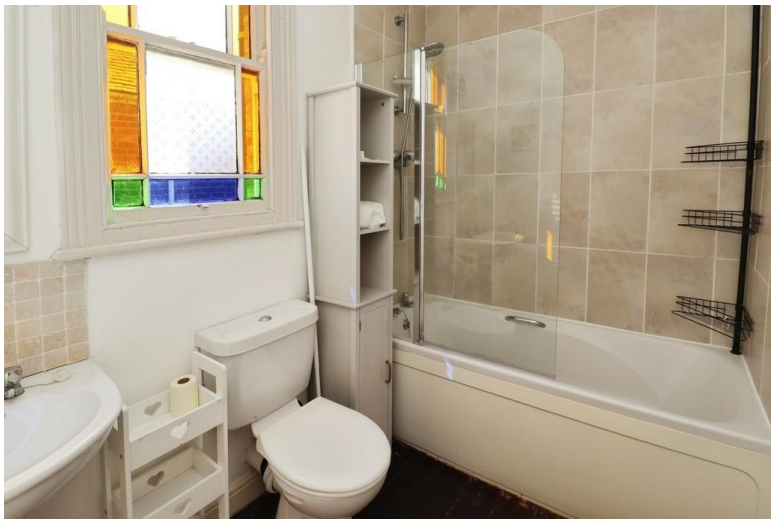
ENTRANCE HALL
With feature tiled flooring, staircase to the first floor and radiator.

LOUNGE
11' 11" x 11' 11" (3.64m x 3.64m) With double glazed window to the front aspect and radiator.

DINING ROOM
15' 2" x 12' 5" (4.63m x 3.79m) With double glazed window to the rear aspect, under stairs storage cupboard, decorative fireplace and radiator.









KITCHEN
14' 7" x 7' 11" (4.46m x 2.43m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge and dishwasher, breakfast bar, tiled flooring and splashbacks and two windows to the side aspect.

UTILITY ROOM
7' 11" x 6' 2" (2.43m x 1.88m) With spaces for washing machine and tumble dryer, tiled flooring and splashbacks, radiator and door to the garden.

CLOAKROOM/WC
With close coupled WC, tiled flooring and window to the side aspect.

FIRST FLOOR LANDING
With radiator.

BEDROOM 1
15' 0" x 11' 11" (4.59m x 3.64m) With double glazed window to the front aspect, feature fireplace, over stairs storage cupboard and radiator.

BEDROOM 2
12' 5" x 12' 1" (3.81m x 3.70m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
16' 7" x 8' 4" (5.07m x 2.55m) With double glazed window to the rear aspect, cupboard housing the gas fired central heating boiler and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, wooden flooring and stained glass sash window to the side aspect.

OUTSIDE
To the rear of the property there is an enclosed yard with brick store.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

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



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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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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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Total area: approx. 116.3 sq. metres (1251.5 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 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.

The Property Ombudsman