

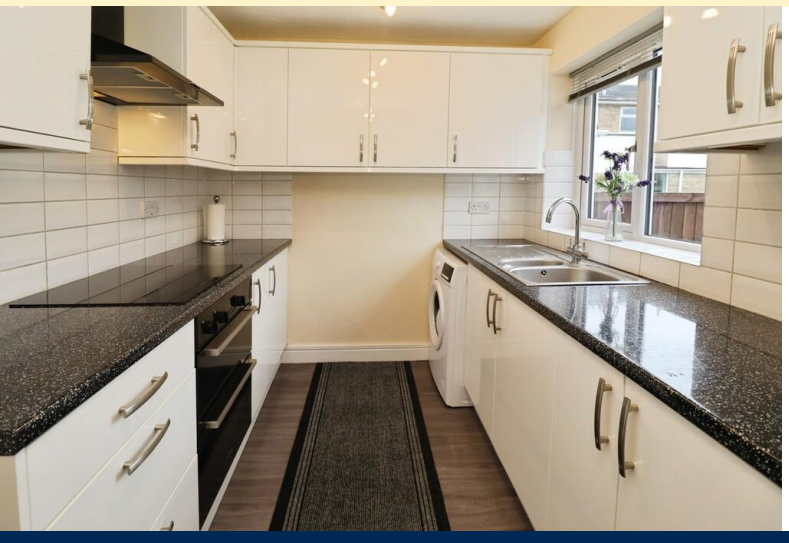
19 Lisburn Close

Lincoln, LN5 8TB

Book a Viewing!

£150,000

A well presented Two Bedroom Mid Terraced Property, situated in an attractive cul-de-sac location just off Brant Road, to the south of the Cathedral and University City of Lincoln. The property offers well appointed accommodation throughout, briefly comprising a stylish fitted kitchen and spacious lounge/diner, with a first floor landing leading to two bedrooms and a modern family bathroom. Externally, the property benefits from a gravelled front garden and an enclosed, low maintenance rear garden. Further benefits include a single garage situated within a nearby block. The property is ideally positioned for a range of local amenities, including a nearby shopping precinct, together with several local primary schools. Excellent bus services and road links also provide convenient access to Lincoln City Centre and surrounding areas. An ideal purchase for first time buyers, small families or investors alike. NO CHAIN





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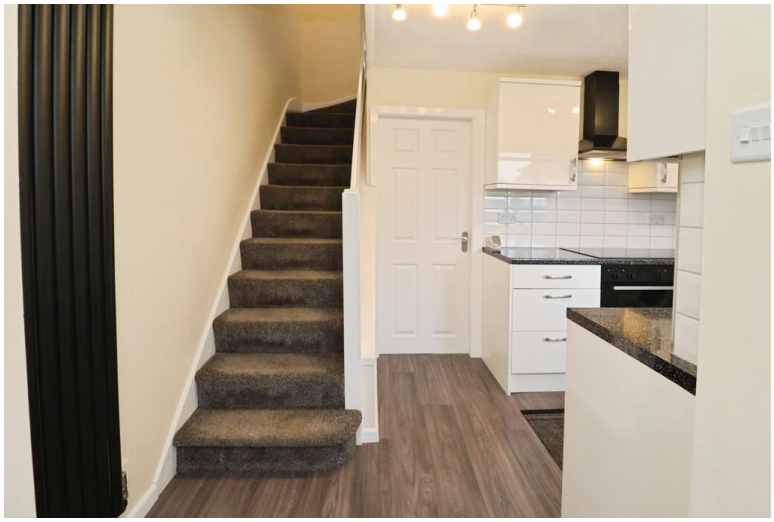
LOCATION

Situated to the south of the Cathedral and University City of Lincoln, Brant Road is a popular residential area offering a wealth of local amenities and excellent convenience for everyday living. The area benefits from a range of shops, supermarkets, cafés, takeaways, public houses and a post office, alongside a doctors' surgery and pharmacy. There are several well-regarded schools nearby, together with local parks and recreational facilities. Regular bus services provide convenient access into Lincoln city centre, while the area is also well positioned for access to the A46 bypass and surrounding villages, making it an ideal location for commuters and families alike.

ACCOMMODATION

KITCHEN

12' 11" x 7' 4" (3.96m x 2.26m) 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 double oven, induction hob with extractor fan over, integrated fridge, washing machine and freezer, tiled splashbacks, laminate flooring, double glazed window to the front aspect, staircase to the first floor and stylish tall radiator.









LOUNGE/DINER
14' 2" x 12' 11" (4.34m x 3.96m) With double glazed French doors opening onto the rear garden, laminate flooring and radiator.

FIRST FLOOR LANDING
With airing cupboard housing the wall mounted gas fired central heating boiler.

BEDROOM 1
12' 10" x 9' 9" (3.92m x 2.99m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 2
10' 0" x 6' 9" (3.05m x 2.08m) With double glazed window to the front aspect, laminate flooring 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, chrome towel radiator, tiled walls and flooring, spotlights bathroom cabinet and double glazed window to the front aspect.

OUTSIDE
To the front of the property there is an enclosed garden laid to gravel with path to the front door. To the rear there is an enclosed garden, paved with areas of gravel with gate to rear. There is a garage in a block with up-and-over door to the front.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

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





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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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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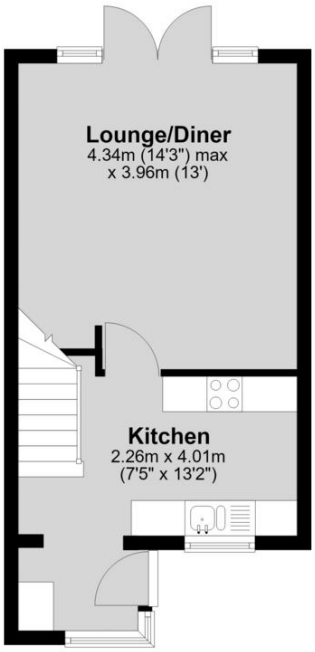
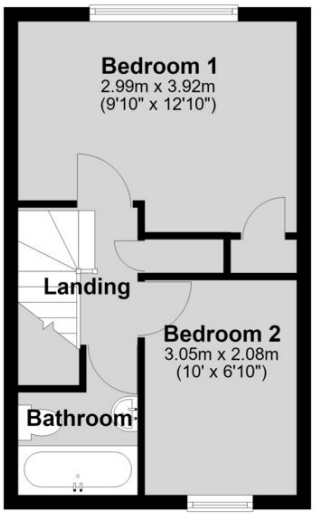
Ground Floor
Approx. 30.9 sq. metres (333.1 sq. feet)



First Floor
Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 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