



11 Francis Street

Lincoln, LN1 3EJ



Book a Viewing!

£240,000

A modern and spacious three bedroom mid town house, situated within the sought after Uphill Area of Lincoln and within close proximity to the Bailgate, Castle and Lincoln Cathedral. The spacious internal accommodation briefly comprises of Hall, Lounge, Kitchen/Dining Area, Cloakroom/WC, First Floor Landing leading to two Bedrooms and Family Bathroom and Second Floor Landing leading to a further Bedroom with En-Suite Bathroom. Outside there is a courtyard front garden and an enclosed low maintenance garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C

COUNCIL TAX BAND — C.

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 Bishop Grosseteste University.





ACCOMMODATION

HALL

With staircase to the first floor and radiator.

LOUNGE

12' 9" x 12' 2" (3.89m x 3.71m) With double glazed bay window to the front aspect, under stairs storage cupboard and radiator.

KITCHEN

15' 2" (max) x 14' 2" (max) (4.62m x 4.32m) 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 gas hob with extractor fan, spaces for washing machine and fridge freezer, tiled flooring, tiled splashbacks, radiator, double glazed window and French doors to the rear garden.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled flooring, tiled splashbacks and radiator.

FIRST FLOOR LANDING

With staircase to the second floor, double glazed window to the front aspect and radiator.

BEDROOM 2

14' 2" x 9' 2" (4.32m x 2.79m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 9" x 9' 1" (3.89m x 2.77m) With double glazed window to the front aspect and radiator

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, airing cupboard, tiled splashbacks, radiator and double glazed window to the rear aspect.

SECOND FLOOR LANDING

BEDROOM

12' 0" x 12' 3" (3.66m x 3.73m) With double glazed window to the front aspect, storage cupboard and radiator

EN-SUITE

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, cupboard housing the gas fired central heating boiler, tiled splashbacks, radiator and Velux window to the rear aspect.

OUTSIDE

To the front of the house there is a courtyard garden behind low level wall. To the rear there is an enclosed gravelled garden with a patio seating area.





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

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 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

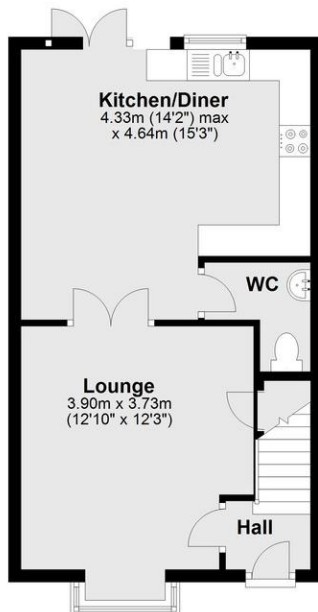
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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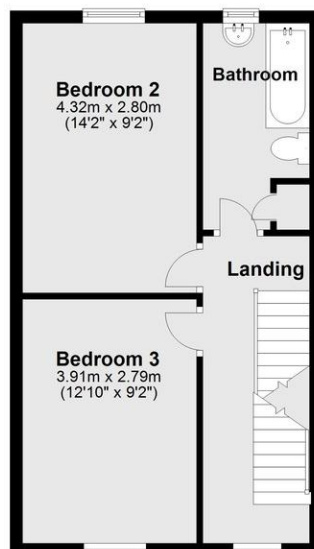
Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



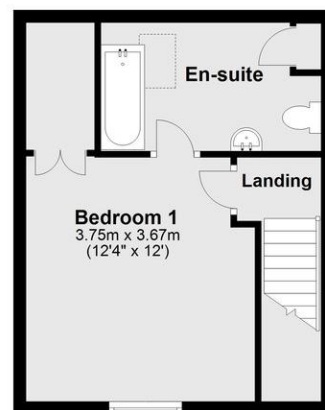
First Floor

Approx. 38.7 sq. metres (416.0 sq. feet)



Second Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 106.3 sq. metres (1144.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

