



**89 Dunkirk Road**  
Lincoln, LN1 3UJ



Book a Viewing!

## Offers Over £175,000

A modern Two Bedroom End Terraced House positioned in this popular Uphill location on Dunkirk Road, just off Burton Road. The property has well presented internal accommodation to comprise of Entrance Porch, Lounge, Kitchen/Diner, Conservatory, First Floor Landing giving access to Two Bedrooms and a Wet Room. The property sits on a generous larger than average plot with gravelled driveway for multiple vehicles to the front, a single garage, and a spacious low maintenance rear garden. Viewing of this property is highly recommended. NO CHAIN.







#### **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.

#### **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.







## ACCOMODATION

### PORCH

With window to the side aspect and tiled flooring.

### LOUNGE

12' 7" x 11' 0" (3.86m x 3.37m) With double glazed window to the front aspect, decorative fireplace, laminate flooring and radiator.

### KITCHEN/DINER

12' 8" x 9' 4" (3.88m x 2.87m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan, spaces for fridge and washing machine, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, laminate flooring, radiator, under stairs pantry cupboard, staircase to the first floor, wall mounted gas fired central heating boiler and double glazed windows to the rear aspect.

### CONSERVATORY

With double glazed French doors to the rear garden and laminate flooring.

### FIRST FLOOR LANDING

With double glazed window to the rear aspect and laminate flooring.



### BEDROOM 1

12' 5" x 10' 3" (3.79m x 3.13m) With double glazed window to the front aspect, fitted wardrobes, laminate flooring and radiator.

### BEDROOM 2

8' 5" x 6' 7" (2.58m x 2.02m) With double glazed window to the rear aspect and laminate flooring.



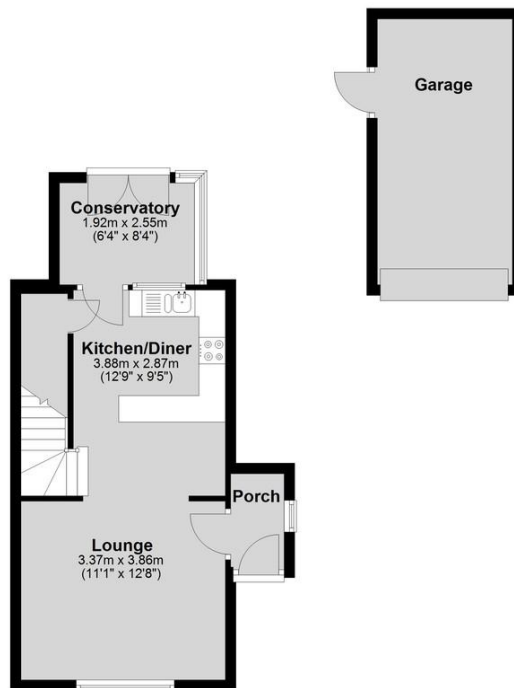
### WET ROOM

Fitted with a three-piece suite comprising of wet room shower, close coupled WC and pedestal wash hand basin, radiator, part tiled walls and double glazed window to the side aspect.



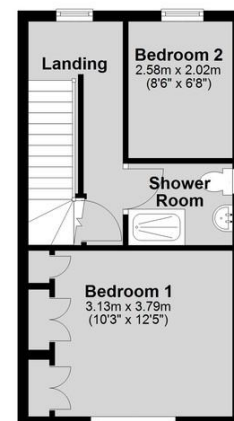


**Ground Floor**  
Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.9 sq. feet)

**First Floor**  
Approx. 28.7 sq. metres (308.5 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](http://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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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.

