



Monks Road, Lincoln LN2 5PH

welcome to

Monks Road, Lincoln

Early viewing is essential for this spacious mid-terraced home situated within a popular area near to Lincoln City Centre and Lincoln County Hospital. Boasting no onward chain, generous double bedrooms, courtyard and a wealth of amenities nearby.



Situation near to the ever popular Lincoln City Centre is this spacious three/four bedroom mid-terraced home, boasting no onward chain and local access to a wealth of amenities such as shops, eateries, parks, universities and Lincoln County Hospital as well as transport links and schooling. Internal accommodation of this ideal investment opportunity briefly comprises: entrance hall, lounge, dining room, shower room, kitchen, pantry, utility room, three generous double bedrooms and a family bathroom. Externally, property benefits from a pathway to the front providing pedestrian access to the front door with flowers and shrubs surrounding. To the rear is a low maintenance courtyard. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Reception Room 3 / Bedroom 4

12' 10" x 15' 3" (3.91m x 4.65m)

Shower Room

Dining Room

14' 4" x 8' 4" (4.37m x 2.54m)

Lounge

15' 11" x 11' 4" (4.85m x 3.45m)

Kitchen

12' 1" x 8' 5" (3.68m x 2.57m)

Landing

Bedroom One

12' 6" x 17' 1" (3.81m x 5.21m)

Bedroom Two

14' 5" x 8' 5" (4.39m x 2.57m)

Bedroom Three

11' 3" x 12' 11" (3.43m x 3.94m)

Family Bathroom



view this property online williamhbrown.co.uk/Property/LCR123345



welcome to

Monks Road, Lincoln

- THREE / FOUR BEDROOM HOME
- TWO / THREE RECEPTION ROOMS
- TWO BATHROOMS
- COURTYARD
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LCR123345



Property Ref:
LCR123345 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williambrown.co.uk