

15 Carlton Street

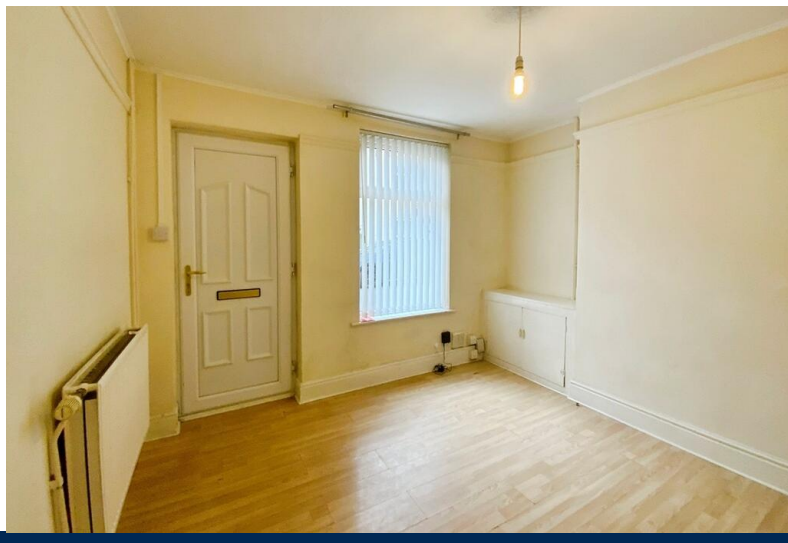
Lincoln, LN1 3HX

Book a Viewing!

£140,000

A Two Bedroom Mid Terrace Property situated in this popular uphill location on Carlton Street, just off Burton Road. The property offers well proportioned accommodation comprising a Lounge, Kitchen, Utility Area and Ground Floor Bathroom, with a First Floor Landing giving access to Two Bedrooms. Outside, there is on-street parking to the front and a rear yard. The property is being sold with No Onward Chain.





15 Carlton Street, Lincoln, LN1 3HX







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

LOUNGE
11' 0" x 11' 1" (3.36m x 3.38m) With UPVC door and window to the front aspect, radiator and wooden flooring.

KITCHEN/DINER
11' 5" x 11' 1" (3.50m x 3.38m) Fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer, electric oven with four-ring electric hob and extractor over, radiator, UPVC window to the rear aspect and space for a dining table.

UTILITY ROOM
7' 6" x 4' 1" (2.30m x 1.27m) With work surface, UPVC window to the side aspect and access to the rear entrance.





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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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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REAR ENTRANCE
With a UPVC side entrance door providing access to the utility room and bathroom.

BATHROOM
9' 4" x 5' 5" (2.87m x 1.66m) With side-facing window and suite comprising bath with shower attachment, WC and wash hand basin. Airing cupboard housing the gas central heating boiler.

FIRST FLOOR LANDING
With access to both bedrooms.

BEDROOM 1
11' 1" x 11' 1" (3.39m x 3.38m) With UPVC window to the front aspect and radiator.

BEDROOM 2
13' 3" x 11' 1" (4.05m x 3.38m) With UPVC window to the rear aspect and radiator.

OUTSIDE
To the rear of the property there is an enclosed yard with a gate providing access to the rear passage. There is on-street parking available to the front.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

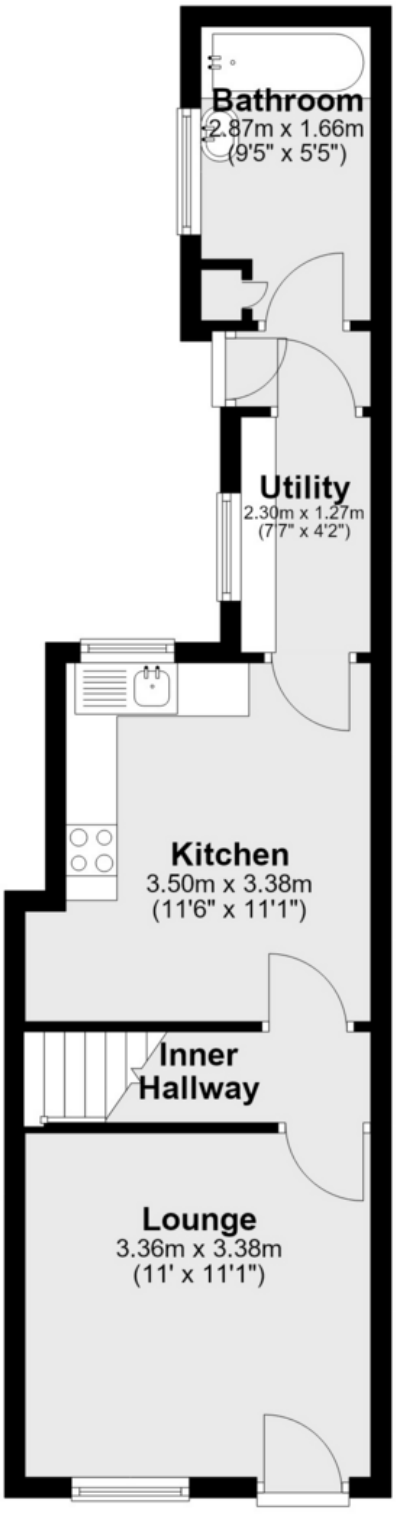
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

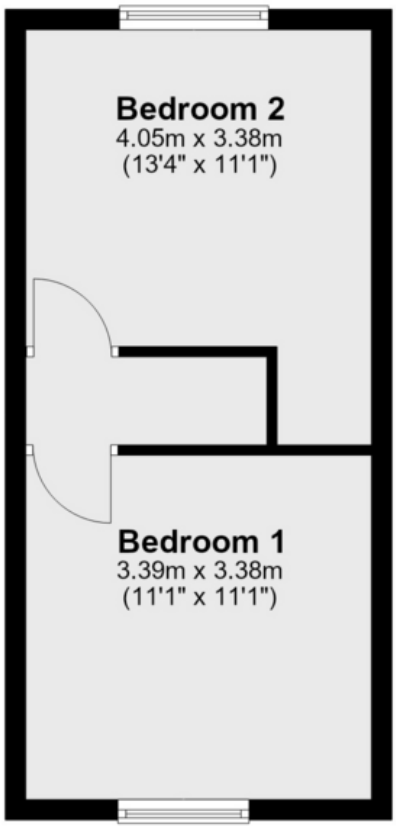
Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 60.4 sq. metres (650.0 sq. feet)

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Plan produced using PlanUp.

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

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