



**20 Kirkby Street**

Lincoln, LN5 7TU



Book a Viewing!

**£145,000**

An immaculately presented Two Bedroom Bay Fronted Terraced Home, situated in the popular Sincil Bank area of Lincoln. Offered for sale with No Onward Chain, the property has been newly decorated and finished to a modern standard throughout, making it an ideal purchase for first time buyers, investors or those seeking a move ready home. The accommodation is well proportioned and thoughtfully arranged, combining character features with contemporary fittings, including a modern Kitchen and Bathroom. There is a small entrance yard to the front of the property and a low maintenance yard to the rear.





**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.

**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' 2" x 11' 3" (3.4m x 3.43m) Accessed via a UPVC front door with radiator and a UPVC double glazed bay window to the front aspect, allowing natural light to fill the space.

### HALL

With stairs rising to the first floor landing and access to both ground floor reception rooms.

### DINING ROOM

11' 5" x 11' 4" (3.48m x 3.45m) A second spacious reception room with a UPVC double glazed window to the rear aspect. The room provides access to both the kitchen and hallway and benefits from generous understairs storage cupboards and a radiator.



### KITCHEN

10' 11" x 5' 10" (3.33m x 1.78m) A modern fitted kitchen comprising of a range of wall and base cupboard units with laminate worktops, stainless steel sink with drainer and mixer tap, electric oven and hob with extractor over, wall mounted gas boiler, spaces for a washing machine and fridge freezer, laminate flooring and a UPVC door providing access to the rear yard. The kitchen also benefits from soft close drawers and cupboards.

### BATHROOM

Fitted with a contemporary three piece suite comprising of a close coupled WC, wash hand basin set within vanity storage and a bath with mains shower over, tiled splashback and flooring, a chrome towel radiator and a frosted UPVC double glazed window to the side aspect.



### FIRST FLOOR LANDING

### BEDROOM 1

14' 8" x 11' 3" (4.47m x 3.43m) A front facing double bedroom with a UPVC double glazed window to the front aspect and radiator.

### BEDROOM 2

11' 3" x 11' 3" (3.43m x 3.43m) A rear facing double bedroom with a UPVC double glazed window overlooking the rear yard, radiator, over stairs storage cupboard and access to the loft space.

### OUTSIDE

To the front of the property there is a small entrance yard set behind a half brick wall, providing separation from the street. To the rear there is a low maintenance yard mainly laid to gravel with a slab pathway leading to a shared passageway. The garden is enclosed by secure fencing and benefits from an outside tap and gated access.





**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 & Co., Taylor Rose, 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 Calum 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.

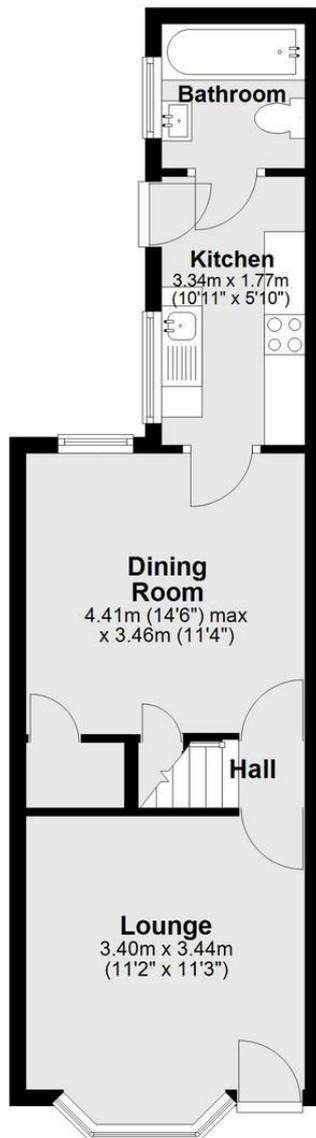
**GENERAL**

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:

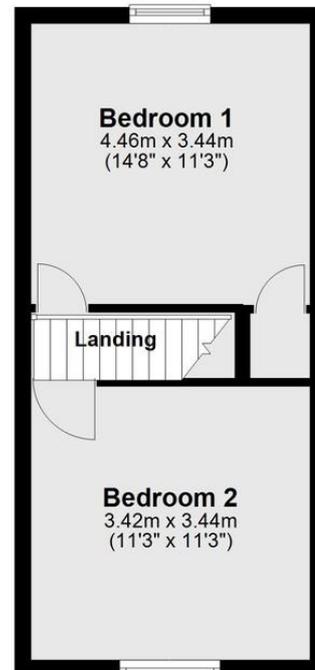
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**



**First Floor**



Total area: approx. 64.3 sq. metres (691.7 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 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.

