



19 Elder Street

Lincoln, LN5 8QX



Book a Viewing!

£170,000

An attractive three bedroom, bay-fronted terrace property, ideally positioned to the south of Lincoln just off Newark Road, on Elder Street. The property offers well presented accommodation comprising a covered entrance passage leading into the hallway, bay fronted lounge, dining room and modern fitted kitchen. Stairs rise to the first floor landing, giving access to three bedrooms and the family bathroom, with further stairs rising to a converted loft area currently used for storage.





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

SHARED PASSAGE

INNER HALLWAY

With uPVC entrance door providing access to the side passageway, stairs rising to the first floor and wooden flooring. Doors provide access to the lounge and dining room.

LOUNGE 11' 8" x 12' 0" (3.58m x 3.67m)

With uPVC bay window overlooking the front aspect, radiator and fitted storage cupboards.

DINING ROOM 11' 6" x 12' 0" (3.51m x 3.67m)

With wooden flooring, radiator, useful under-stair storage cupboard and uPVC window overlooking the rear garden. There is space for a dining table and chairs, a feature log-burning stove, and a door providing access to the kitchen.



KITCHEN 21' 0" x 7' 0" (6.41m x 2.14m)

Fitted with a range of modern base units incorporating cupboards and drawers, with work surfaces over and inset stainless steel sink and drainer with mixer tap. Matching wall-mounted cupboards provide additional storage. The kitchen has tiled flooring, uPVC windows overlooking the rear garden and a uPVC door providing access to the garden. There is a gas fired central heating boiler and space for a range style cooker, fridge freezer, dishwasher and washing machine.

LANDING

With doors providing access to three bedrooms and the family bathroom, together with stairs rising to the loft storage area.



BEDROOM 1 10' 11" x 7' 2" (3.35m x 2.19m)

With uPVC window overlooking the front aspect and radiator.

BEDROOM 2 7' 10" x 7' 10" (2.40m x 2.41m)

With uPVC window overlooking the front aspect and radiator.

BEDROOM 3 7' 9" x 8' 2" (2.38m x 2.49m)

With uPVC window overlooking the rear aspect and radiator.

BATHROOM 6' 9" x 7' 0" (2.06m x 2.14m)

With uPVC frosted window overlooking the rear aspect, tiled flooring and partially tiled walls. The suite comprises a panelled bath with shower over, WC and wash hand basin, together with radiator and access to the roof void.



LOFT ROOM (STORAGE) 16' 7" x 13' 0" (5.07m x 3.98m)

With Velux windows, useful loft storage space and radiator.

OUTSIDE

The rear garden provides a combination of seating areas, lawn, decking and gravelled sections, together with a pergola/pagoda-style garden feature.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

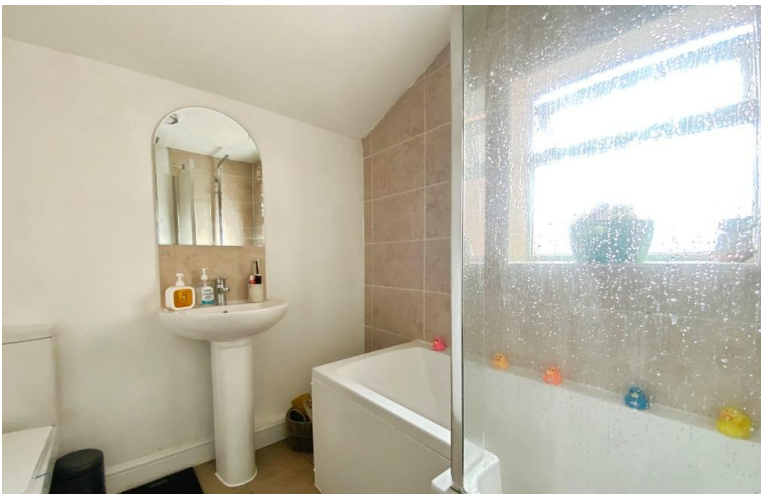
LOCAL AUTHORITY - Lincolnshire County Council.

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](#)





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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 are for the vendors (lessors) for whom they act as Agents given that:

1. These 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 whatsoever 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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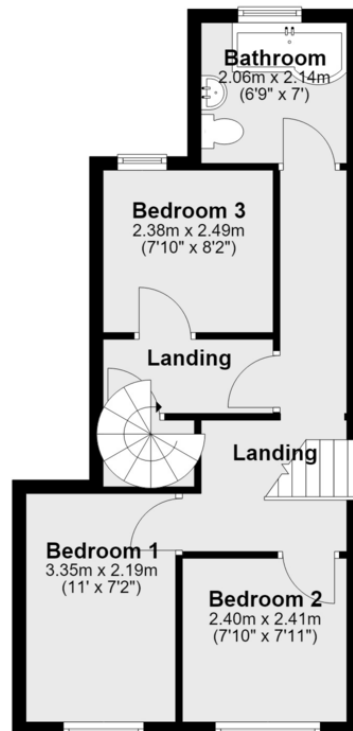
Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



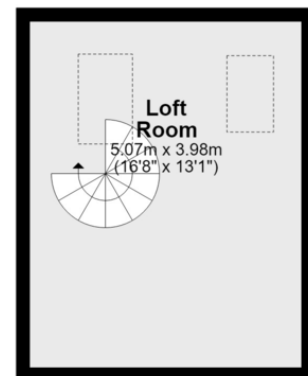
First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Second Floor

Approx. 20.2 sq. metres (217.2 sq. feet)



Total area: approx. 103.2 sq. metres (1110.6 sq. feet)

For Illustration Purposes Only
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 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.



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