

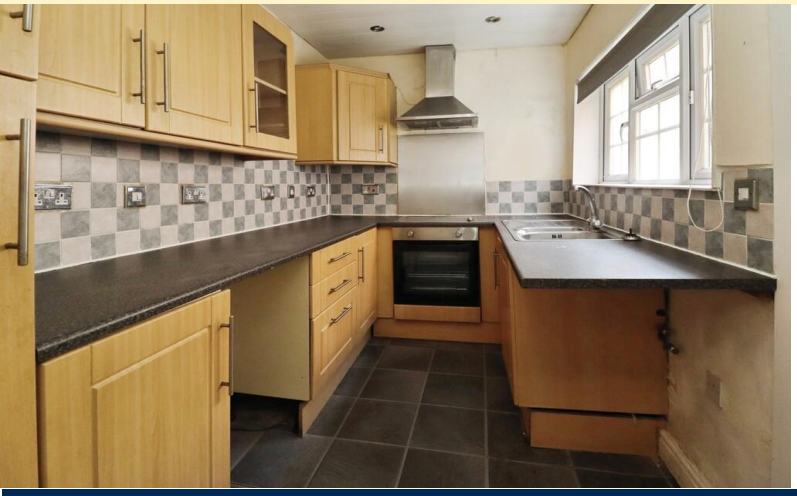
45 Horton Street

Lincoln, LN2 5NG

Book a Viewing!

£125,000

Ideally situated to the east of the Cathedral and University City of Lincoln, this traditional Bay Fronted Two Bedroom Terraced Property offers spacious accommodation, presenting an excellent opportunity for first time buyers or investors alike. The accommodation briefly comprises an entrance hall, a bright and welcoming lounge with bay window, separate dining room and fitted kitchen. To the first floor, there are two generous double bedrooms and a family bathroom. Outside, the property benefits from a courtyard garden to the front, together with an enclosed rear yard and useful brick outbuilding. The property also benefits from a recently refitted gas central heating boiler. Requiring some modernisation and improvement, the property offers plenty of scope for a purchaser to personalise and add value. Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended.





45 Horton Street, Lincoln, LN2 5NG

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

ENTRANCE HALL
With staircase to the first floor.

LOUNGE
11' 5" x 10' 5" (3.49m x 3.18m) With double glazed bay window to the front aspect, electric fire set within a decorative fireplace and radiator.

DINING ROOM
12' 3" x 11' 1" (3.75m x 3.40m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.

KITCHEN
10' 9" x 6' 7" (3.29m x 2.01m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob and extractor fan, spaces for washing machine and fridge, tiled flooring and splashbacks, spotlights, double glazed window to the side aspect and door to the garden.



Total area: approx. 68.2 sq. metres (734.4 sq. feet)

FIRST FLOOR LANDING

BEDROOM 1
11' 0" x 10' 7" (3.37m x 3.23m) With two double glazed windows to the front aspect, decorative fireplace, fitted wardrobe and radiator.

BEDROOM 2
12' 9" x 8' 2" (3.89m x 2.49m) With double glazed window to the rear aspect and radiator.

BATHROOM
10' 7" x 6' 7" (3.23m x 2.01m) With a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, cupboard housing the recently refitted wall mounted gas fired central heating boiler, tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a courtyard garden behind low level wall. To the rear there is an enclosed garden with decking, raised beds and brick outbuilding.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.

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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.

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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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The Property Ombudsman