



10 Vere Street

Lincoln, LN1 3EF



Book a Viewing!

£235,000

A traditional and spacious Three Bedroom Terraced House, thoughtfully improved by the current owner and offering well presented accommodation arranged over three floors. The property briefly comprises a welcoming Entrance Hall, Lounge with a bay window, separate Dining Room, stylish fitted Kitchen and Utility Room. To the First Floor, the Landing provides access to two Bedrooms and a modern fitted Bathroom, while the Second Floor boasts a superb Principal Bedroom enjoying spectacular views of Lincoln Cathedral. Externally, the property benefits from a courtyard front garden, an enclosed rear garden and on-street parking. Viewing is highly recommended to fully appreciate the space, character and excellent location this fine home has to offer.





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

HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

11' 2" x 10' 10" (3.42m x 3.31m) With double glazed bay window with wooden shutters to the front aspect, decorative fireplace, laminate flooring and radiator.

DINING ROOM

14' 7" x 11' 8" (4.45m x 3.57m) With double glazed window to the rear aspect, under stairs storage cupboard, decorative fireplace and radiator.



KITCHEN

13' 9" x 8' 5" (4.20m x 2.58m) Fitted with a stylish range of wall and base units with work surfaces over, twin stainless steel sinks with side drainer and mixer tap over, spaces for range cooker, fridge freezer and dishwasher, laminate flooring, double glazed window to the side aspect and door to the garden.

UTILITY ROOM

With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler and double glazed window to the side aspect.

FIRST FLOOR LANDING

With staircase to the second floor.



BEDROOM 2

14' 5" x 11' 3" (4.41m x 3.43m) With double glazed window to the front aspect with wooden shutters, storage cupboard and radiator.

BEDROOM 3

8' 9" x 7' 0" (2.68m x 2.14m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a modern four piece suite comprising of shower cubicle, panelled bath, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.



SECOND FLOOR

BEDROOM 1

17' 1" x 14' 0" (5.23m x 4.29m) With double glazed window to the rear aspect, two Velux windows with spectacular views of Lincoln Cathedral to the front, eaves storage, spotlights and radiator.

OUTSIDE

To the front of the property there is a small courtyard garden set behind low level wall. To the rear of the property there is an enclosed garden laid mainly to lawn and a patio seating area.

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.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

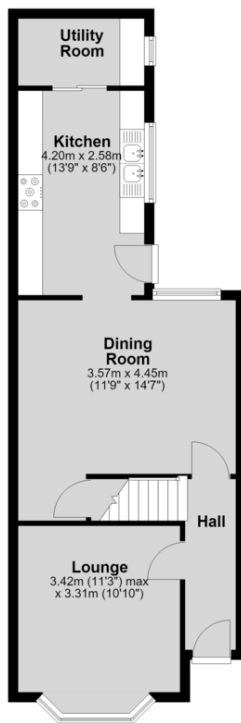
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





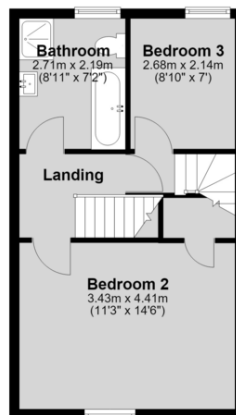
Ground Floor

Approx. 50.1 sq. metres (536.9 sq. feet)



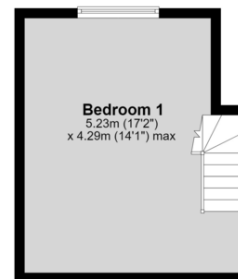
First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



Total area: approx. 107.0 sq. metres (1151.7 sq. feet)

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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 these 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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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

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