



**19 Wentworth Way**

Lincoln, LN6 0WE



Book a Viewing!

**£180,000**

A Two Bedroom property situated within the popular Doddington Park area, offered for sale with no onward chain. The home presents an excellent opportunity for first time buyers looking to get onto the property ladder or investors seeking a straightforward addition to their portfolio. The accommodation comprises of an Entrance Hallway, fitted Kitchen, Lounge with access through to a Conservatory, Two First Floor Bedrooms and a Family Bathroom, with off-street parking and enclosed rear garden completing the offering.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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 Bishop Grosseteste University.





## ACCOMMODATION

### HALL

10' 4" x 3' 5" (3.15m x 1.05m) Entered via the front door, the hallway provides access to the kitchen and lounge, with stairs rising to the first floor landing and a radiator.

### KITCHEN

10' 9" x 5' 8" (3.30m x 1.74m) Fitted with a range of wall and base units with work surfaces over, incorporating a sink with drainer and mixer tap. The kitchen is equipped with an electric oven and gas hob, with spaces for a fridge freezer and washing machine. Finished with tiled splashbacks and a double glazed window to the front aspect.

### LOUNGE

14' 2" x 12' 2" (4.34m x 3.73m) A well proportioned reception room featuring a double glazed sliding door opening into the conservatory, allowing natural light to flow through the space. Further benefits include an understairs storage cupboard and radiator.

### CONSERVATORY

10' 8" x 10' 9" (3.27m x 3.3m) A useful additional living space with tiled flooring and double glazed French doors opening out to the rear garden, offering flexibility for dining, seating or relaxation.

### FIRST FLOOR LANDING

Providing access to both bedrooms and the bathroom, with a loft access point.

### BEDROOM 1

12' 2" x 10' 8" (3.73m x 3.26m) A generous double bedroom with a double glazed window to the front aspect, useful over stairs storage cupboard and radiator.

### BEDROOM 2

12' 3" x 8' 10" (3.74m x 2.7m) A second well sized bedroom with a double glazed window overlooking the rear garden and radiator.

### BATHROOM

6' 3" x 5' 9" (1.91m x 1.77m) Fitted with a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and close coupled WC. Finished with tiled splashbacks, radiator and a double glazed window to the side aspect.

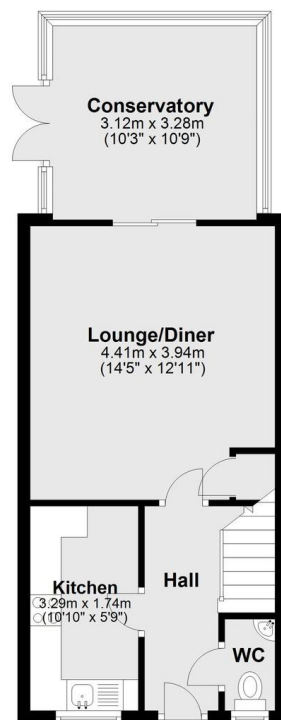
### OUTSIDE

To the front of the property there is a lawned garden with a driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed garden, laid mainly to lawn and benefitting from a garden shed.

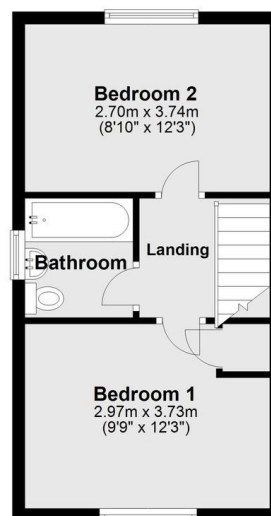




Ground Floor



First Floor



Total area: approx. 70.5 sq. metres (758.4 sq. feet)

#### 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)

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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.

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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:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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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