



49 Newland Street West

Lincoln, LN1 1QQ



Book a Viewing!

£185,000

A deceptively spacious two double bedroom traditional end terrace home, ideally situated on a popular residential street in Lincoln's sought after West End. The accommodation comprises a welcoming entrance hall, a bright lounge with bay window, separate dining room, fitted kitchen, first floor landing, two generous double bedrooms and a spacious family bathroom. Outside, the property benefits from an attractive front courtyard and a generous enclosed rear garden with a useful brick-built outbuilding. Offering an excellent blend of character, space and location, early viewing is highly recommended. NO CHAIN.





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.

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

11' 10" x 11' 4" (3.62m x 3.46m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

12' 0" x 9' 2" (3.68m x 2.81m) With double glazed window to the rear aspect and radiator.

KITCHEN

16' 5" x 7' 10" (5.02m x 2.39m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, fridge, freezer and washing machine, tiled splashbacks, radiator, two double glazed windows to the side aspect and door to the garden.



FIRST FLOOR LANDING

BEDROOM 1

11' 11" x 11' 5" (3.64m x 3.49m) With decorative cast iron fireplace, double glazed window to the front aspect and radiator.

BEDROOM 2

12' 0" x 9' 3" (3.66m x 2.84m) With double glazed window to the rear aspect and radiator.

BATHROOM

9' 11" x 7' 11" (3.03m x 2.42m) Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a courtyard garden with mature shrubs. To the rear there is an enclosed garden laid to lawn with patio seating area, mature shrubs and brick outbuilding.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - 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](#)

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](#)

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.

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<https://www.mundys.net/referrals/>

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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 01 522 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

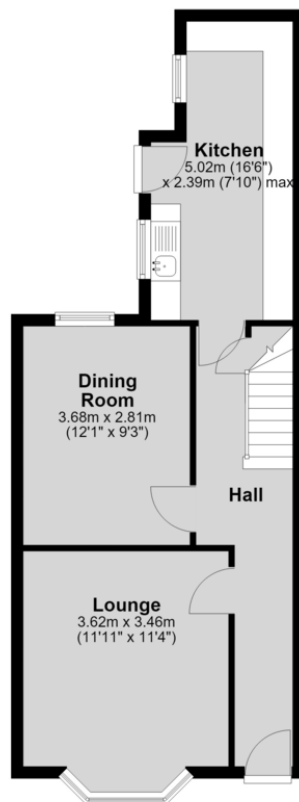
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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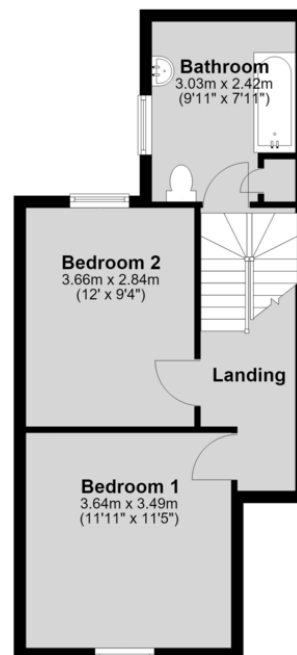
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Ground Floor
Approx. 44.9 sq. metres (482.8 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 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.