



## 85 Cecil Street

Lincoln, LN1 3AT



Book a Viewing!

**£280,000**

An attractive and immaculately presented bay fronted terraced home, superbly positioned within this highly sought after Uphill location, just a short distance from Lincoln's historic Bailgate. The property offers spacious and beautifully presented accommodation comprising a welcoming entrance hall, elegant lounge, separate dining room, stylish fitted kitchen complete with integrated appliances, and a modern ground floor shower room. To the first floor, a landing gives access to two generous double bedrooms and a well appointed family bathroom. Externally, the property enjoys an enclosed and thoughtfully landscaped rear garden, ideal for outdoor entertaining. Further benefits include residents' permit parking. Early viewing is highly recommended to fully appreciate the quality and location on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**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

With staircase to the first floor.

### LOUNGE

12' 7" x 12' 0" (3.86m x 3.68m) With double glazed window to the front aspect, decorative fireplace with tiled hearth and wooden mantle, Hive heating controls, wood effect flooring and radiator.

### DINING ROOM

12' 1" x 11' 11" (3.69m x 3.65m) With double glazed window to the rear aspect, log burner, storage cupboard, understairs cupboard, wood effect flooring and radiator.

### KITCHEN

12' 0" x 6' 3" (3.68m x 1.93m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, Neff eye level electric oven and hob, integrated fridge freezer and dishwasher, underfloor heating, spotlights, glazed door to the garden, two Velux windows and double glazed window to the side aspect.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks, underfloor heating, spotlights, Velux window and double glazed window to the side aspect.

### FIRST FLOOR LANDING

#### BEDROOM 1

12' 0" x 11' 10" (3.68m x 3.63m) With double glazed bay window to the front aspect, overstairs storage cupboard and radiator.

#### BEDROOM 2

11' 11" x 8' 11" (3.64m x 2.74m) With double glazed window to the rear aspect storage cupboard and radiator.

### BATHROOM

Fitted with a three piece suite comprising of freestanding bath, close coupled WC and wash hand basin in a vanity unit, towel radiator, spotlights, airing cupboard and double glazed window to the rear aspect.

### OUTSIDE

To the rear of the property there is an enclosed and landscaped rear garden with patio seating area and covered storage area.





#### WEBSITE

Our detailed web site 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)

#### 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.

#### 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.

CWHL, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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 roughly 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.

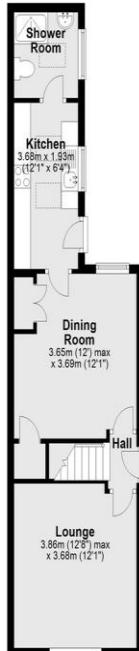
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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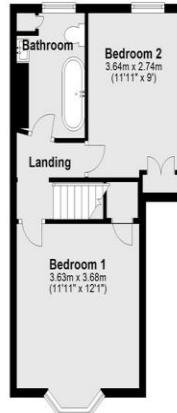
#### Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



#### First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 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 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.