



28 Russell Street

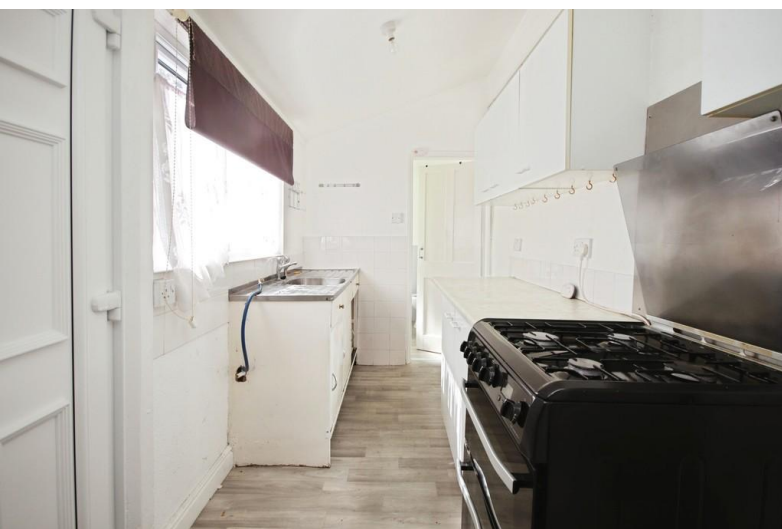
Lincoln, LN5 8NN



Book a Viewing!

£105,000

A two bedroom mid terrace property offered for sale with no onward chain and requiring a programme of modernisation throughout. Offering spacious accommodation and an excellent opportunity to create a comfortable home or investment, the property provides a blank canvas for buyers looking to refurbish and add their own style. The accommodation comprises two reception rooms, kitchen and bathroom to the ground floor, with two spacious double bedrooms to the first floor. Externally, the property benefits from an enclosed rear garden and on-street parking to the front.





LOCATION

Situated just off the popular Newark Road, the property enjoys a convenient position within easy reach of Lincoln City Centre and a wide range of local amenities. The nearby South Common provides an excellent open green space for walking, exercise and leisure, whilst the area benefits from fantastic transport links providing easy access around Lincoln and further afield. The property is also ideally positioned for families, being within close proximity to the highly regarded The Priory LSST, alongside a range of other local schools and everyday amenities.

ACCOMMODATION

LOUNGE

11' 5" x 10' 6" (3.48m x 3.2m) Accessed directly from the front entrance door, the lounge provides a welcoming reception space with UPVC double glazed window to the front aspect and radiator.

HALL

Providing access to both reception rooms, with stairs leading to the first floor landing.



DINING ROOM

11' 5" x 10' 6" (3.48m x 3.2m) A spacious second reception room with UPVC double glazed window to the rear aspect, radiator, useful understairs storage cupboard and wall-mounted gas combination boiler.

KITCHEN

10' 4" x 5' 3" (3.15m x 1.6m) Fitted with a range of wall mounted and base units, together with work surfaces incorporating a stainless steel sink with hot and cold mixer taps. Further benefiting from a gas hob, electric oven, UPVC window to the side aspect and UPVC door providing access to the rear garden.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with hot and cold taps and mains shower attachment. Finished with tiled wall splashbacks, lino flooring and a frosted UPVC double glazed window to the side aspect.

BEDROOM 1

11' 5" x 10' 6" (3.48m x 3.2m) A spacious double bedroom with UPVC double glazed window, radiator and useful over stairs storage cupboard.

BEDROOM 2

11' 5" x 10' 7" (3.48m x 3.23m) A further spacious double bedroom with UPVC double glazed window and radiator.

OUTSIDE

To the rear there is an enclosed garden, providing a good sized outdoor space with scope for landscaping and improvement. To the front, on-street parking is available.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

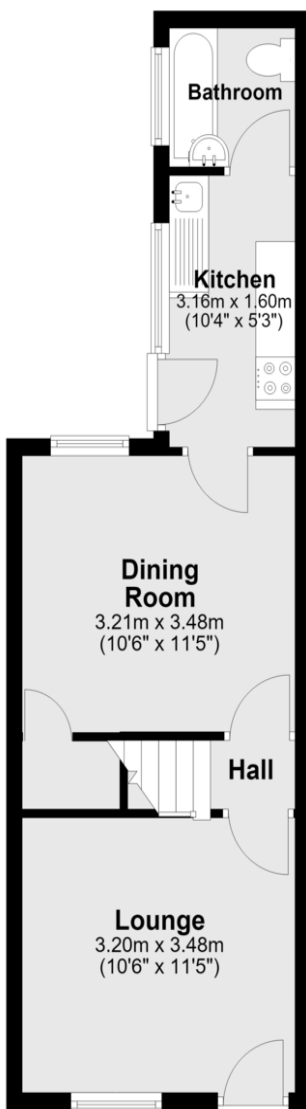
VIEWINGS - By prior appointment through Mundys.

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

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

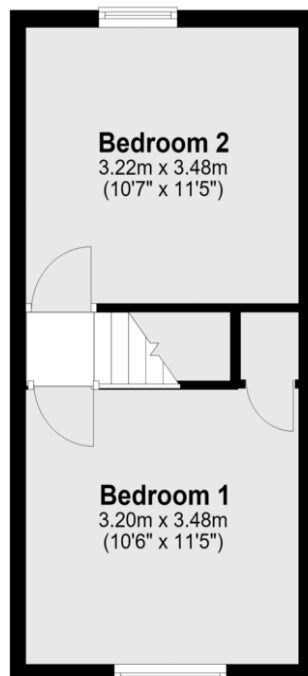
Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 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 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 are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

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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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