



3 Harricot Close

Lincoln, LN1 1AE



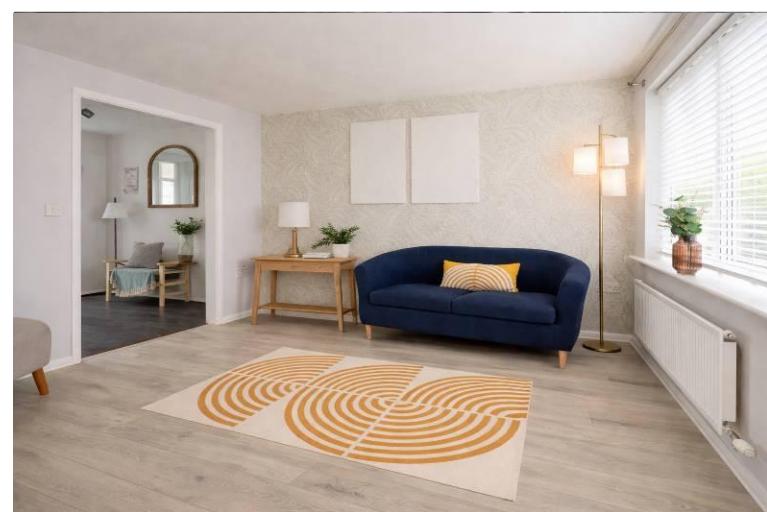
Book a Viewing!

£175,000

An excellent opportunity to purchase a modern Two Bedroom Semi Detached Home, ideally situated within the sought after St Georges development, just a short distance from Lincoln City Centre. The accommodation briefly comprises of Entrance Hall, Cloakroom/WC, comfortable Lounge, and a modern Kitchen Diner. To the first floor are two well proportioned Double Bedrooms and a Family Bathroom. Outside, the property enjoys both front and rear gardens, along with an allocated parking space. An excellent opportunity to purchase a modern Two Bedroom Semi Detached Home, ideally situated within the sought after St Georges development, just a short distance from Lincoln City Centre. Viewing is highly recommended. NO CHAIN.



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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.





HALL

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

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

11' 11" x 10' 8" (3.65m x 3.26m) With double glazed window to the front aspect, under stairs storage cupboard, laminate flooring and radiator.

KITCHEN/DINER

15' 5" x 8' 3" (4.71m x 2.52 m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob, spaces for fridge freezer and washing machine, tiled splashbacks, radiator, wall mounted gas fired central heating boiler, double glazed window to the rear aspect and double glazed French doors to the rear garden.



FIRST FLOOR LANDING

BEDROOM 1

15' 6" x 9' 4" (4.73m x 2.87 m) With two double glazed windows to the front aspect, airing cupboard and radiator.

BEDROOM 2

9' 10" x 8' 9" (3.01m x 2.68 m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden. There is also an allocated parking space. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and raised flowerbeds.

INFORMATION

Annual Service Charge Amount - TBC

Charge Reviewed - Annually in April

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

Some photos have been AI-enhanced to showcase furniture and potential layouts.





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

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

Solicitors & 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 Walker and Calum 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 556084 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

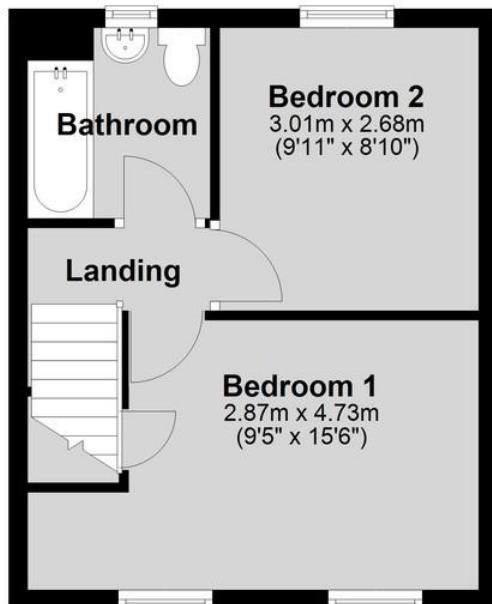
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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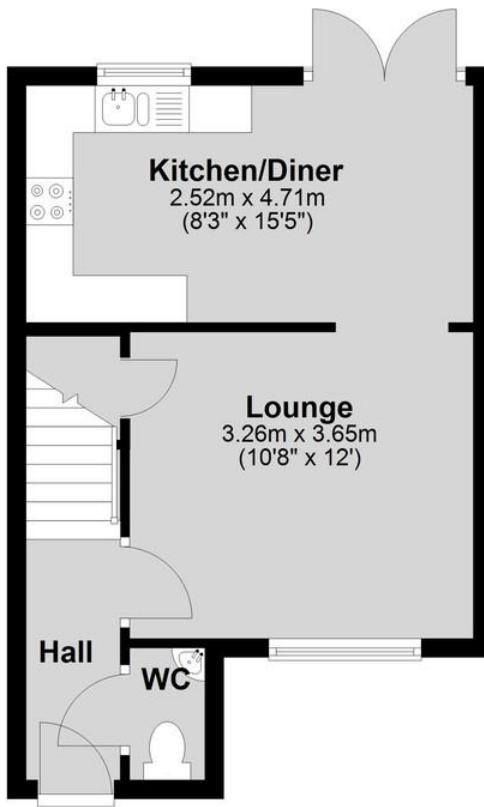
First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Ground Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.6 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 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.