



## 46 Burton Road

Lincoln, LN1 3LB



Book a Viewing!

**£205,000**

A quirky and characterful two bedroom terraced home, perfectly positioned on Burton Road just a stone's throw from Lincoln Castle and the historic Bailgate. Properties with off road parking in this location are exceptionally rare, making this an exciting opportunity for owner occupiers, investors or those seeking a lifestyle-led city home within the Cathedral Quarter. The accommodation comprises of a Lounge/Diner, Kitchen and Bathroom to the ground floor, with two double Bedrooms to the first floor. Externally, the property benefits from a private rear yard with off-road parking — a standout feature for this central location.





#### **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.

#### **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.



## ACCOMMODATION

### LOUNGE/DINER

22' 7" x 11' 11" (6.88m x 3.63m) A welcoming and versatile living space with laminate flooring, exposed character beams and a feature electric fire with mantel surround, UPVC windows to both the front and rear aspects allow natural light to flow through the room, while two radiators provide comfortable heating, there is ample space for both lounge furniture and a dining table, with useful under stairs storage adding practicality.

### KITCHEN

13' 4" x 5' 6" (4.06m x 1.68m) A modern kitchen installed approximately 18 months ago, fitted with a range style five ring gas cooker, the space includes a stainless steel sink with drainer and hot and cold mixer tap, spaces for a fridge freezer and washing machine, contemporary lino flooring, UPVC window to the side aspect provides additional light, with a door offering direct access to the rear yard.

### BATHROOM

Fitted with a three piece suite comprising of WC, wash basin and bath with mains fed shower over, finished with mermaid-style wall panelling, lino flooring, upright chrome towel radiator, shelving, extractor ventilation fitted, a frosted UPVC window and a sliding door maximises space.

### FIRST FLOOR LANDING

Providing access to both double bedrooms.

### BEDROOM 1

11' 5" x 12' (3.48m x 3.66m) A front facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 2

10' 9" x 8' 11" (3.28m x 2.72m) A rear facing double bedroom with UPVC double glazed window, radiator and useful over stairs storage cupboard.

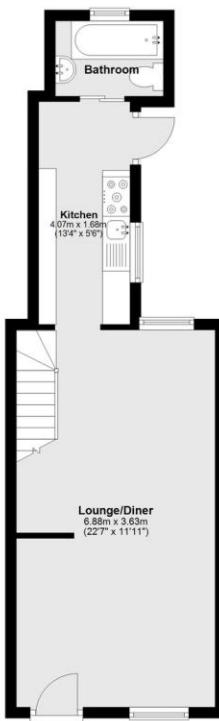
### OUTSIDE

To the rear of the property is a private yard featuring an outside tap and electric socket, with the significant benefit of off-road parking - a highly sought after feature within this historic and central location.

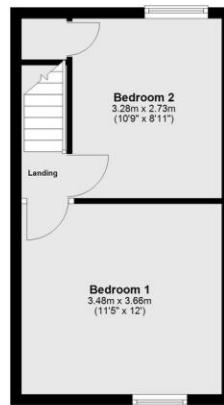




Ground Floor



First Floor



Total area: approx. 59.9 sq. metres (644.6 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.



[www.mundys.net](http://www.mundys.net)

#### 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

Solicitors & Estate Agents, 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.

Conveyancers 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.

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