



**84 Burton Road**

Lincoln, LN1 3LJ



Book a Viewing!

**£200,000**

Ideally positioned on the ever popular and convenient Burton Road, within close proximity to Uphill Lincoln and the Bailgate, a traditional Three Bedroom bay fronted End Terrace House. The property has spacious living accommodation comprising of Porch, Entrance Hall, Lounge with bay window, Dining Room, Kitchen, Rear Lobby, Bathroom, First Floor Landing and Three Bedrooms. Outside there is a low maintenance front garden and a pleasant enclosed rear garden with lean to conservatory. Viewing of this home is highly recommended to appreciate the accommodation on offer and the position in which it sits. NO CHAIN.





**SERVICES**

All mains services available. Central heating.

**EPC RATING – G.**

**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.



## ACCOMODATION

### ENTRANCE PORCH

### HALL

With staircase to the first floor and electric storage heater.

### LOUNGE

12' 2" x 9' 6" (3.72m x 2.92m) With double glazed bay window to the front aspect and gas fire set within a feature fireplace.

### DINING ROOM

12' 10" x 12' 3" (3.93m x 3.75m) With double glazed window to the rear aspect, under stairs storage cupboard and gas fire set within a feature fireplace.



### KITCHEN

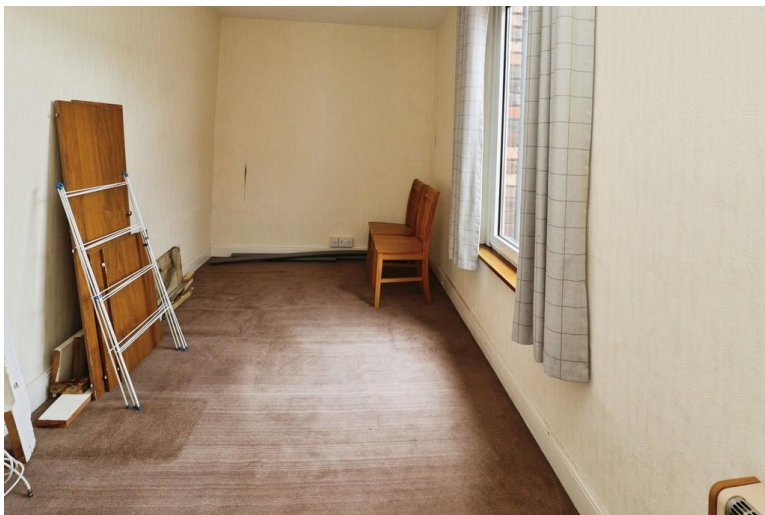
13' 10" x 7' 5" (4.22m x 2.27m) Fitted with a range of wall and base units with work surfaces over, stainless steel bowl sink with side drainer and mixer tap over, spaces for cooker and washing machine, gas fire, tiled flooring, splashbacks and double glazed window to the side aspect.

### REAR LOBBY

With space for fridge freezer, tiled flooring and door to the garden.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin, close coupled WC, chrome towel radiator and double glazed window to the side aspect.



### FIRST FLOOR LANDING

### BEDROOM 1

13' 1" x 12' 2" (4.00m x 3.72m) With two double glazed windows to the front aspect, fitted wardrobes leading to additional over stairs storage cupboard, dressing table and electric storage heater.

### BEDROOM 2

12' 10" x 12' 2" (3.93m x 3.73m) With double glazed window to the rear aspect, fitted wardrobes and electric storage heater.

### BEDROOM 3

13' 10" x 7' 6" (4.23m x 2.29m) With double glazed window to the side aspect, airing cupboard and electric storage heater.



### OUTSIDE

To the front of the property there is a low maintenance garden behind a brick wall. To the rear of the property there is an enclosed block paved garden with lean to conservatory.

#### WEBSITE

Our detailed website show 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.

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

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 thoroughly checked.

#### GENERAL

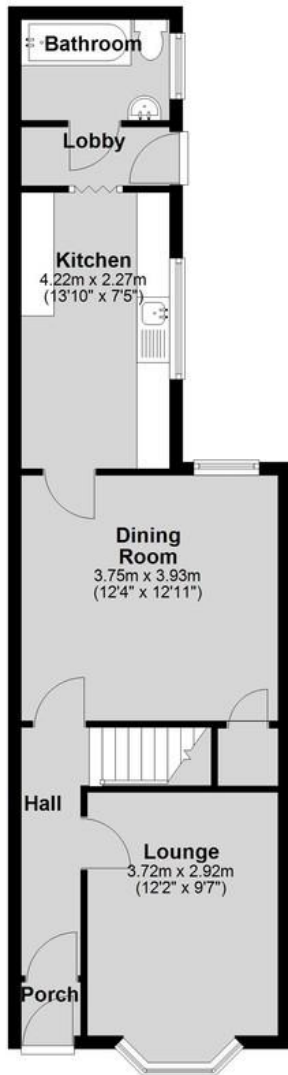
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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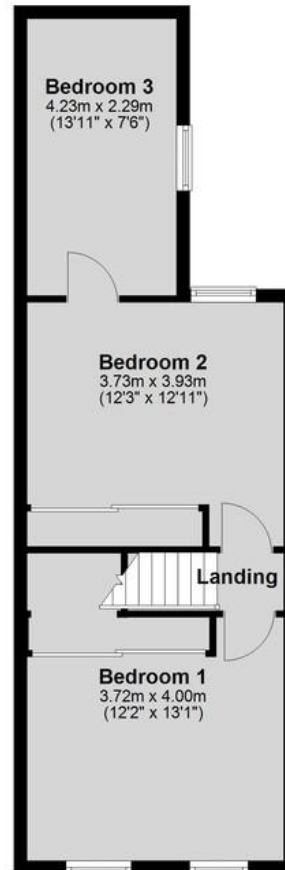
### Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 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.



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