



24 Carholme Road

Lincoln, LN1 1ST



Book a Viewing!

£250,000

A traditional and spacious Four Bedroom Terraced Home, ideally situated within the highly regarded West End of Lincoln. Offering well presented accommodation arranged over three floors, the property briefly comprises Entrance Hall, bay fronted Lounge, separate Dining Room, fitted Kitchen, Sun Room and ground floor Shower Room. To the first floor, the Landing leads to three well proportioned Bedrooms and a further Shower Room, whilst the second floor provides an additional generous Double Bedroom. Outside, the property benefits from an enclosed rear garden and residents' permit parking. Previously operated as a licensed HMO and meeting current requirements, the property offers excellent potential as either an investment opportunity or substantial family home, in one of Lincoln's most sought after residential areas. Viewing is highly recommended to fully appreciate the generous accommodation, character and excellent location this fine property has to offer. NO CHAIN.





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

ENTRANCE HALL

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

LOUNGE

11' 10" x 11' 9" (3.62m x 3.60m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

12' 3" x 12' 2" (3.75m x 3.73m) With sash window to the rear aspect, under stairs storage cupboard and radiator.

KITCHEN

11' 10" x 6' 9" (3.61m x 2.08m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, spaces for fridge freezer and washing machine, tiled flooring and splashbacks, wall mounted gas fired central heating boiler and two double glazed windows to the side aspect.



SUN ROOM

7' 2" x 6' 11" (2.20m x 2.11m) With door to the rear garden and tiled flooring.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled flooring and splashbacks storage cupboard, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

BEDROOM 1

11' 10" x 9' 2" (3.63m x 2.81m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 3" x 9' 4" (3.74m x 2.85m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 2" x 7' 10" (3.12m x 2.41m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC storage cabinet, tiled splashbacks, radiator and double glazed window to the side aspect.

BEDROOM 4

12' 2" x 10' 4" (3.72m x 3.15m) With double fitted wardrobe, Velux window and radiator.

OUTSIDE

To the rear of the property there is a paved enclosed garden with brick outbuilding. The property also benefits from residents permit street parking.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

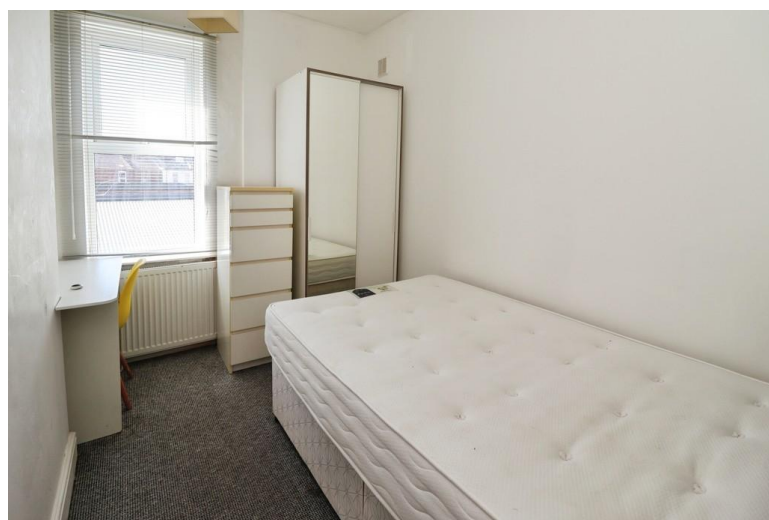
TENURE - Freehold.

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](#)





WEBSITE

Our detailed website 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

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<https://www.mundys.net/referral/>

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

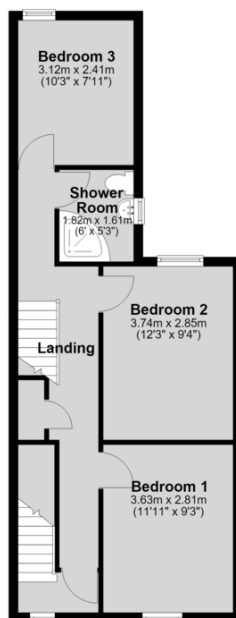
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given the ethical:

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 whatsoever 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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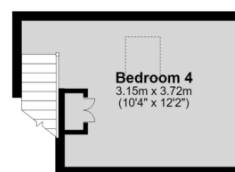
First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



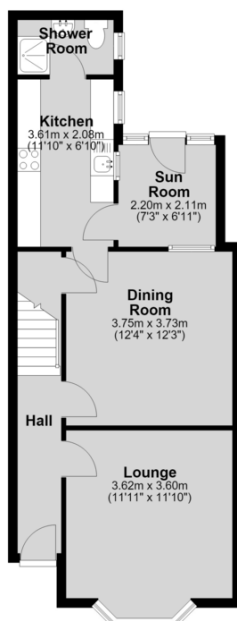
Second Floor

Approx. 13.1 sq. metres (140.7 sq. feet)



Ground Floor

Approx. 49.9 sq. metres (537.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.4 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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