



**179 West Parade**

Lincoln, LN1 1QS



Book a Viewing!

## Offers in Excess of £245,000

Situated in the heart of Lincoln's ever popular West End, a traditional 3 Bedroom bay fronted Mid Terraced House. The property has well presented accommodation comprising of a side Entrance Passage, Entrance Hall, Lounge with bay window, Dining Room, Kitchen, Utility Room and Bathroom. To the First Floor there are Three well appointed Bedrooms and a Shower Room. The property has low maintenance front and rear gardens and further benefits from residents permit parking. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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

### SIDE PASSAGE

With main entrance door and double glazed sliding patio doors to the rear garden.

### HALL

With staircase to the first floor.

### LOUNGE

13' 1" x 12' 10" (3.99m x 3.92m) With double glazed bay window to the front aspect and radiator.

### DINING ROOM

12' 10" x 12' 2" (3.92m x 3.72m) With double glazed window to the rear aspect, understairs storage cupboard and radiator.



### KITCHEN

16' 3" x 8' 6" (4.97m x 2.60m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for cooker and fridge freezer, tiled splashbacks, radiator and two double glazed windows to the side aspect.

### UTILITY ROOM

8' 6" x 7' 3" (2.60m x 2.23 m) Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, laminate flooring and door to the rear garden.



### BATHROOM

8' 6" x 5' 5" (2.60m x 1.66m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, radiator, part tiled walls and double glazed window to to the rear aspect.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

15' 5" x 10' 2" (4.72m x 3.10m) With double glazed window to the rear aspect, built-in wardrobe and radiator.

### BEDROOM 2

12' 11" x 9' 3" (3.94m x 2.84m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

12' 11" x 6' 7" (3.94m x 2.02m) With double glazed window to the front aspect and radiator.



### SHOWER ROOM

Fitted with shower cubicle and pedestal wash hand basin with tiled splashbacks.

### OUTSIDE

To the front of the property there is a small courtyard garden behind low level wall. To the rear there is an enclosed low maintenance garden with gravelled area and patio seating area.



**WEBSITE**

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**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.

Claverings 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 roughly checked.

**GENERAL**

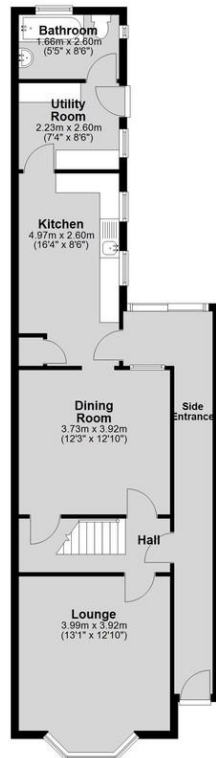
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a not verified.

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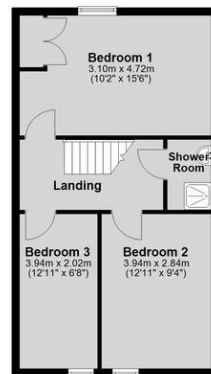
**Ground Floor**

Approx. 73.9 sq. metres (790.9 sq. feet)



**First Floor**

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 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.

