

38 Fairfax Street

Lincoln, LN5 8NR

Book a Viewing!

£230,000

Three Bedroom Home offered for sale with No Onward Chain and enjoying an exceptional riverside position overlooking the River Witham. Beautifully positioned and ready for its next owner, the property benefits from a modern fitted kitchen, en-suite to the principal bedroom, off-road parking and a fantastic outdoor entertaining space. A real hidden gem, the elevated plot takes full advantage of the river views and creates an outstanding setting for both everyday living and entertaining. The accommodation comprises of an Entrance Hall, WC, Kitchen/Diner, Three Bedrooms, En-suite Shower Room, Family Bathroom and landscaped riverside gardens with off-road parking.





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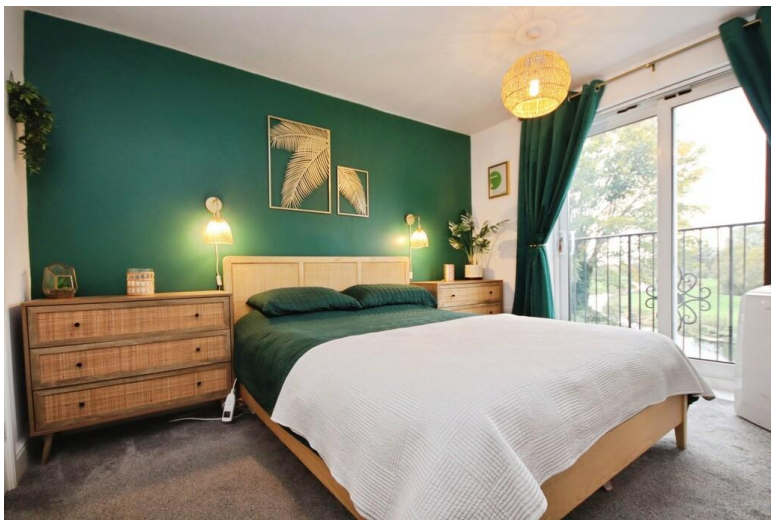
LOCATION
Fairfax Street enjoys a particularly desirable position just off Newark Road, offering excellent access to Lincoln city centre whilst benefitting from a surprisingly peaceful riverside setting.

The property is conveniently placed for a wide range of everyday amenities, shopping facilities and public transport links, whilst Boultham Park and South Common are both within easy reach, providing excellent opportunities for walking, recreation and outdoor leisure. The area is also particularly attractive to families, with The Priory Academy LSST located nearby, one of Lincoln's most highly regarded and sought-after secondary schools.

What truly sets this location apart, however, is the property's elevated position overlooking the River Witham, providing attractive waterside views rarely found so close to the city centre. Combining convenience with a unique outlook, Fairfax Street offers a setting that is difficult to replicate, with the city centre, green spaces, schooling and riverside walks all on the doorstep.

ACCOMMODATION

ENTRANCE HALL
Accessed via a UPVC entrance door, providing access to the ground floor accommodation.









KITCHEN/DINER
13' 10" x 8' 11" (4.22m x 2.72m) A modern fitted kitchen installed approximately five years ago, a range of wall and base units with work surfaces over, a Belfast sink, built-in dishwasher, integrated tumble dryer, pull-out bin storage, pantry cupboards and practical corner storage solutions, space for a gas Rangemaster style cooker with double oven and extractor over, laminate flooring, radiator, UPVC window to the front aspect, space for a washing machine and a wall mounted gas combination boiler.

LOUNGE
16' x 10' 11" (4.88m x 3.33m) Positioned to the rear of the property, enjoying attractive views across the garden and towards the River Witham, with sliding patio doors opening directly onto the rear garden, laminate flooring, radiator and under stairs storage cupboard.

CLOAKROOM/WC
Fitted with a WC and wash hand basin, laminate flooring and a frosted UPVC window to the side aspect.

FIRST FLOOR LANDING
With access to all three bedrooms and the family bathroom, a built-in storage cupboard, loft access and a UPVC window to the side aspect.

BEDROOM 1
11' 6" x 8' 11" (3.51m x 2.72m) Positioned to the rear of the property, enjoying outstanding elevated views across the River Witham, with sliding doors overlooking the riverside aspect, radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM
Three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, tiled splashbacks, vinyl flooring and radiator.

BEDROOM 2
10' 1" x 8' 5" (3.07m x 2.57m) A front facing double bedroom with UPVC window, radiator and full length sliding door wardrobe storage.

BEDROOM 3
7' 10" x 6' 6" (2.39m x 1.98m) A versatile third bedroom currently utilised as a dressing room with UPVC window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin, tiled splashbacks, radiator, extractor, vinyl flooring and a frosted UPVC window to the front aspect.

OUTSIDE
Without doubt one of the property's standout features is the stunning rear garden and riverside setting. Elevated above the River Witham, the garden enjoys outstanding views and has been thoughtfully designed to create a series of outdoor entertaining spaces. Arranged across different levels, the garden incorporates paved patio seating areas, a dedicated garden bar, BBQ area, external power supply, fridge space, outside tap and multiple electric sockets. The elevated position provides a fantastic outlook over the river and creates an outdoor space that is rarely available so close to Lincoln City Centre. To the front, the property benefits from off-road parking.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (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

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
https://www.mundys.net/referrals/

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.

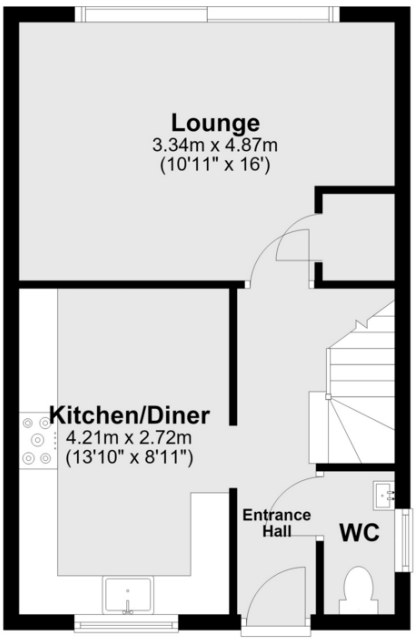
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

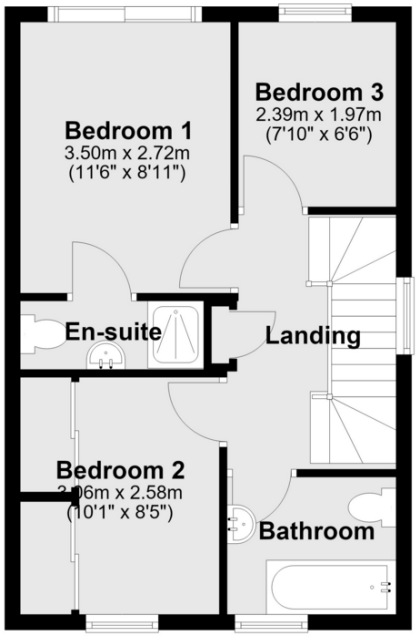
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



First Floor
Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 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 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.

The Property Ombudsman