



**54 Broadway**  
Lincoln, LN2 1SN



Book a Viewing!

**£335,000**

Ideally positioned on one of Uphill Lincoln's most prestigious streets, just a short walk from the historic Bailgate and Cathedral Quarter, this traditional double bay fronted detached bungalow offers extended and beautifully presented living accommodation throughout. The property comprises an Entrance Porch, welcoming Hallway, spacious Lounge, separate Dining Room, modern fitted Kitchen, two generous double Bedrooms and a well-appointed Family Bathroom. Externally, the property enjoys a neatly maintained lawned front garden alongside a generous driveway providing ample off-street parking. To the rear there is a substantial enclosed garden, offering an excellent degree of privacy and plenty of space for outdoor entertaining or keen gardeners. Occupying an enviable location in one of Lincoln's most sought-after residential areas, this is a wonderful opportunity to acquire a charming bungalow close to the city's historic heart. Early viewing is highly recommended to fully appreciate both the accommodation and exceptional setting on 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

##### PORCH

##### HALL

With laminate flooring and radiator.

##### LOUNGE

12' 10" x 12' 5" (3.93m x 3.80m) With double glazed bay window to the front aspect, decorative fireplace, laminate flooring and radiator.

##### DINING ROOM

12' 5" x 11' 5" (3.79m x 3.50m) With airing cupboard, double glazed window to the side aspect, laminate flooring and radiator.



#### KITCHEN

12' 5" x 10' 0" (3.79m x 3.05m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven and microwave, gas hob with extractor fan over, spaces for fridge freezer and washing machine, breakfast bar, laminate flooring, radiator, double glazed windows to the side and rear aspects and door to the garden.

#### BEDROOM 1

12' 5" x 11' 11" (3.80m x 3.64m) With double glazed bay window to the front aspect and radiator.

#### BEDROOM 2

12' 5" x 9' 11" (3.79m x 3.03m) With double glazed window to the rear aspect and radiator.



#### BATHROOM

7' 11" x 6' 7" (2.42m x 2.03m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.



#### OUTSIDE

To the front of the property there is a garden set behind low level wall laid mainly to lawn with established shrubs inset. There is a driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden with additional vehicle hardstanding, lawned areas, patio seating area, mature shrubs and fruit trees.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

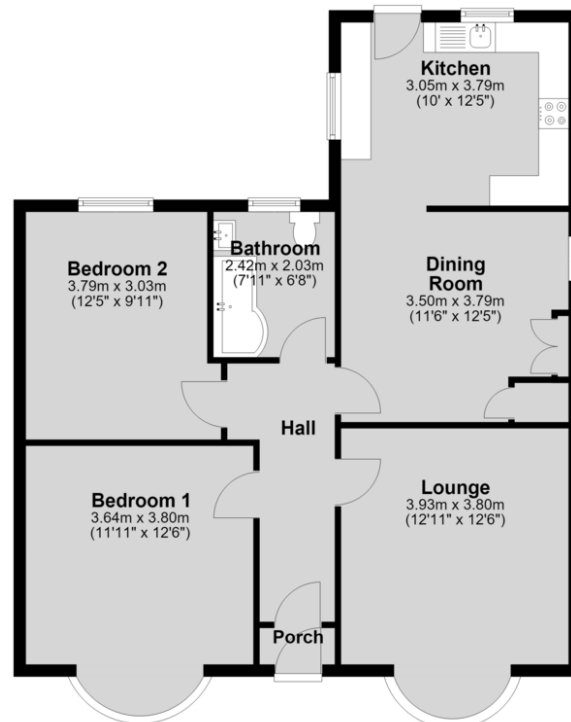
**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)





## Ground Floor

Approx. 81.1 sq. metres (872.6 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 sq. feet)

### WEBSITE

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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.
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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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