



2 Derwent Street

Lincoln, LN1 1SL



Book a Viewing!

£170,000

A well presented Three Bedroom Bay-Fronted Terraced Home, ideally positioned within the highly regarded West End of Lincoln and conveniently located for Lincoln City Centre. Offering well proportioned accommodation throughout, the property briefly comprises an entrance hall, attractive bay-fronted lounge, separate dining room, fitted kitchen, rear lobby and ground floor bathroom. To the first floor, the landing provides access to three well appointed bedrooms. Outside, the property benefits from a small courtyard garden to the front, together with an enclosed and low maintenance rear garden. Early viewing is highly recommended to fully appreciate the excellent living space, convenient location and charming character this appealing home has to offer. NO ONWARD 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.

LOUNGE

13' 3" x 11' 8" (4.06m x 3.58m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

11' 8" x 11' 3" (3.58m x 3.45m) With double glazed French doors to the rear garden, under stairs storage cupboard and radiator.



KITCHEN

10' 4" x 6' 2" (3.16m x 1.9m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob, integrated dishwasher, space fridge freezer, laminate flooring, tiled splashbacks and double glazed window to the side aspect.

LOBBY

With space for washing machine and door to the garden.

BATHROOM

8' 4" x 6' 3" (2.55m x 1.91m) Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

BEDROOM 1

11' 6" x 11' 3" (3.53m x 3.45m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BEDROOM 2

11' 1" x 7' 10" (3.40m x 2.41m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 3" x 7' 1" (2.54m x 2.16m) With double glazed window to the front aspect and radiator.



OUTSIDE

To the front there is a small courtyard garden behind low level wall. To the rear there is an enclosed garden laid mainly to lawn with gravelled area, a patio seating area and garden shed.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

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](#)





WEBSITE

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

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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

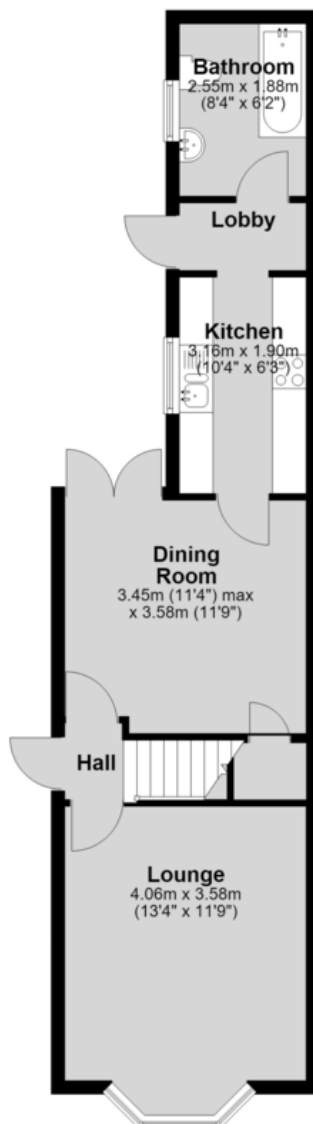
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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 what ever in relation to this property.
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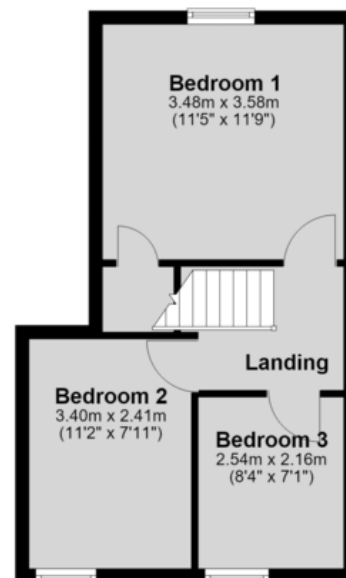
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.1 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.



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