



7 Tempest Street

Lincoln, LN2 5NB



Book a Viewing!

£210,000

A well presented and deceptively spacious Four Bedroom Period Terraced Home, ideally located to the East of the Cathedral City of Lincoln, offering versatile accommodation suited to both family living and investment purchasers alike. Retaining an abundance of character, the property provides generous living space comprising a porch, welcoming entrance hall, bay fronted lounge, separate dining room, spacious kitchen/breakfast room, utility room and a ground floor shower room. To the first floor there are four well proportioned bedrooms and a further contemporary shower room. Outside, the property enjoys a low maintenance enclosed rear garden, ideal for relaxing or entertaining. Previously operated as a licensed HMO and meeting current compliance requirements, the property presents an excellent investment opportunity with the potential for continued rental use, whilst also offering the space and flexibility to create a superb family home, in this highly convenient and well connected location. Early viewing is highly recommended to appreciate the accommodation and potential 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

ENTRANCE HALL

With staircase to the first floor, exposed floorboards and radiator.

LOUNGE

12' 9" x 12' 6" (3.90m x 3.82m) With double glazed bay window to the front aspect, exposed floorboards and radiator.

DINING ROOM

14' 0" x 10' 8" (4.29m x 3.26m) With double glazed window to the rear aspect and radiator.



KITCHEN

13' 10" x 10' 3" (4.24m x 3.13m) Fitted with a range of wall and base units with work surfaces over, twin electric ovens, six ring gas hob with extractor fan, stainless steel sink with side drainer and mixer tap over, spaces for fridge and freezer, radiator, double glazed window to the side aspect and door to the rear garden.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, double glazed window to the side aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, cupboard housing the wall mounted gas fired central heating boiler, tiled splashbacks and double glazed windows to the side and rear aspects.

FIRST FLOOR LANDING

BEDROOM 1

12' 6" x 9' 11" (3.82m x 3.04m) With double glazed bay window to the front aspect, exposed floorboards and radiator.

BEDROOM 2

14' 1" x 10' 5" (4.31m x 3.20m) With double glazed window to the rear aspect, exposed floorboards and radiator.



BEDROOM 3

10' 8 (max)" x 10' 2 (max)" (3.25m x 3.1m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 5" x 6' 1" (3.80m x 1.87m) With double glazed window to the front aspect, exposed floorboards and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a small concrete garden behind low level wall. To the rear there is a enclosed low maintenance gravelled garden.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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 – HOW WE MAY REFER YOU TO

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

BUYING YOUR HOME

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 the details are accurate, however they are for their clients and the vendors (Lessors) for whom they act as Agents given to the effect that:

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.



www.mundys.net

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