



17 Tennyson Street

Lincoln, LN1 1LZ

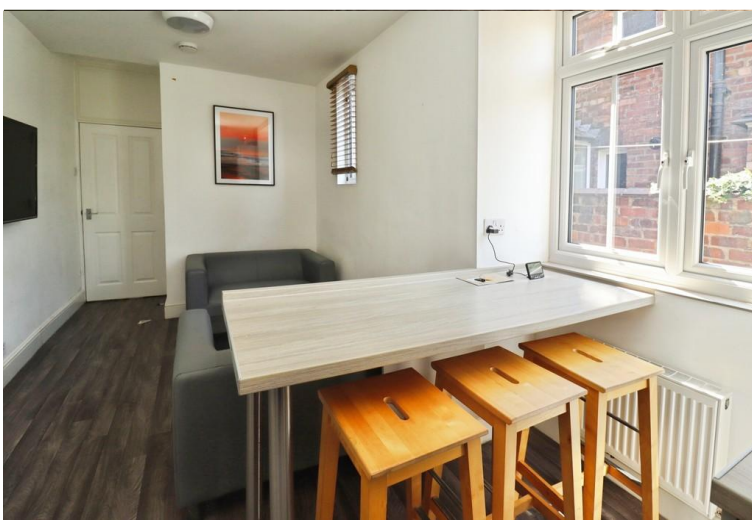


Book a Viewing!

£315,000

A beautifully presented and deceptively spacious Four Bedroom Period Terraced Home, ideally positioned on a charming street within Lincoln's highly sought after West End. Brimming with character and original charm, this impressive home offers generous and versatile accommodation comprising a welcoming entrance hall, an elegant bay-fronted lounge, a dining room with doors opening onto the rear garden, a well appointed kitchen/diner, utility room, ground floor shower room and separate WC. To the first floor are four well proportioned bedrooms and a further shower room. Outside, the property enjoys an attractive front courtyard and a private enclosed rear garden with lawn and patio areas, providing an ideal space for outdoor entertaining. Previously operated as a licensed HMO and meeting current requirements, the property offers excellent flexibility as either a ready made investment opportunity or a wonderful family home in one of Lincoln's most desirable locations. Early viewing is highly recommended. 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

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

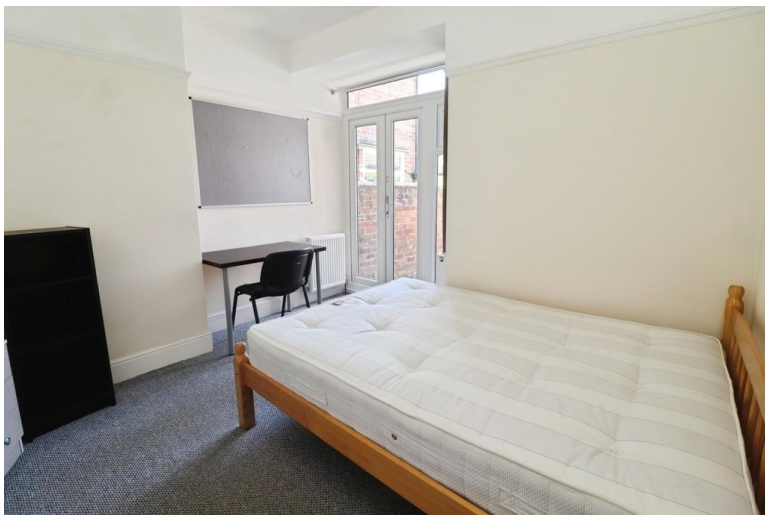
12' 11" x 11' 8" (3.94m x 3.58m) With decorative fireplace, double glazed bay window to the front aspect and two radiators.

DINING ROOM

11' 2" x 11' 1" (3.42m x 3.39m) With double glazed French doors to the rear garden and two radiators.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin, close coupled WC and radiator.



KITCHEN/DINER

24' 2" x 8' 0" (7.38m x 2.44m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for dishwasher and fridge freezer, breakfast bar, two radiators, wall mounted gas fired central heating boiler and three windows to the side aspect.

UTILITY ROOM

With spaces for washing machine and fridge freezer, double glazed window to the rear aspect, door to the rear garden and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin and radiator.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

12' 11" x 10' 11" (3.94m x 3.34m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 11" x 10' 1" (3.94m x 3.08m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 5" x 8' 3" (3.49m x 2.52m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

15' 5" x 7' 8" (4.71m x 2.34m) With double glazed windows to the side and rear aspects and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC and radiator.

OUTSIDE

To the front of the property there is a small gravelled courtyard garden behind low level wall. To the rear there is an enclosed garden laid mainly to lawn with two patio seating areas.



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

<http://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 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. Mundy's makes every effort to ensure these details are accurate, however they are for their clients and the vendors (Lessors) for whom they act as Agents given the fact 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 Mundy's has any authority to make or give representation or warranty whatsoever 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 here as not verified.

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KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (Lincoln City Council).

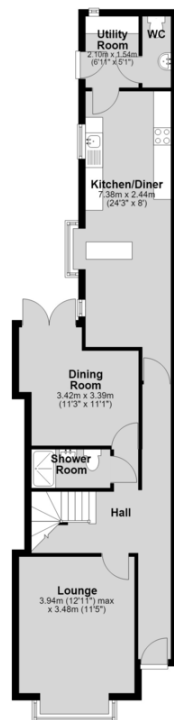
TENURE – Freehold.

VIEWINGS – By prior appointment through Mundys.

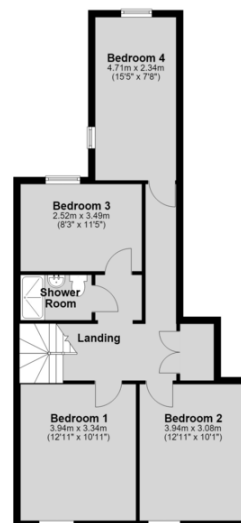
BROADBAND – Check the broadband available for this property - [Broadband Checker](#)

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

Ground Floor
Approx. 67.0 sq. metres (721.2 sq. feet)



First Floor
Approx. 64.1 sq. metres (689.9 sq. feet)



Total area: approx. 131.1 sq. metres (1411.0 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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