



13 Webb Street

Lincoln, LN5 8DL



Book a Viewing!

£120,000

A well presented two bedroom end terrace home, offered for sale with No Onward Chain and enjoying a delightful position overlooking the River Witham. The property offers spacious living accommodation throughout, including two reception rooms, two double bedrooms, an en-suite bathroom and an idyllic rear courtyard with peaceful waterside views. Situated within easy reach of Lincoln city centre, local amenities and transport links, this property is ideal for first-time buyers, investors or those looking to downsize.





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

KITCHEN

9' 2" x 5' 11" (2.79m x 1.8m) Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink with drainer and mixer tap. Benefiting from a gas hob with extractor over, electric oven, tiled splashbacks, wall mounted gas combination boiler, space and plumbing for a washing machine, lino flooring, radiator, UPVC double glazed window to the side aspect and a UPVC door providing access to the rear courtyard.

DINING ROOM

11' 6" x 11' 4" (3.51m x 3.45m) A generous second reception room with laminate flooring, radiator, UPVC double glazed window to the front aspect and a useful understairs storage cupboard. Stairs rising to the first floor landing.



LOUNGE

14' 5 max" x 11' 3" (4.39m x 3.43m) A spacious rear reception room enjoying a pleasant outlook over the canal, creating a peaceful and relaxing living space. Featuring laminate flooring, radiator, UPVC double glazed window to the rear aspect and UPVC French doors opening directly onto the rear courtyard.

FIRST FLOOR LANDING

Providing access to both double bedrooms.

BEDROOM 1

11' 6" x 11' 0" (3.51m x 3.35m) A generous rear facing double bedroom, featuring laminate flooring, radiator, built-in storage cupboard and direct access to the en-suite bathroom.



EN-SUITE

9' x 5' 7" (2.74m x 1.7m) Fitted with a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, laminate flooring, radiator, extractor fan and a frosted UPVC double glazed window to the side aspect.

BEDROOM 2

2 14' 5 max" x 11' 3 max" (4.39m x 3.43m) A further spacious double bedroom enjoying attractive views towards the river, with UPVC double glazed window, laminate flooring, radiator and built-in storage cupboard.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden.

To the rear there is an attractive courtyard garden providing an idyllic seating area, perfectly positioned to enjoy the peaceful views across the river, creating a wonderful space to relax and unwind.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

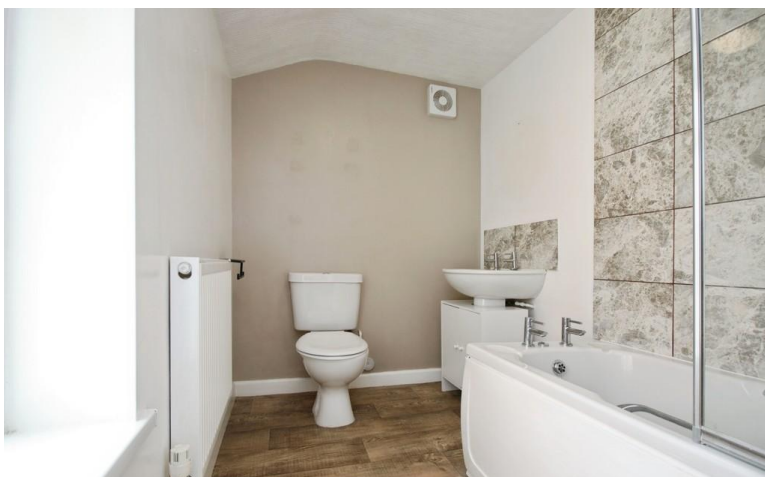
LOCAL AUTHORITY - Lincoln City Council.

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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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

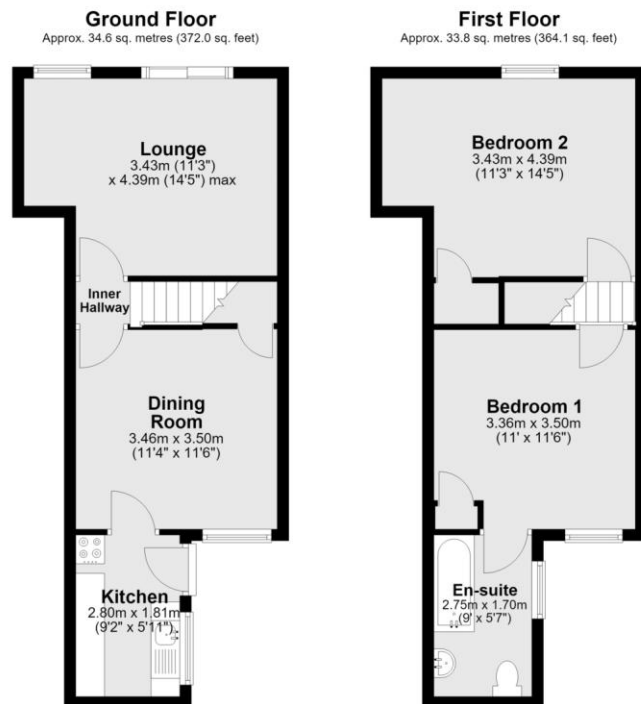
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for their own use and the vendors (Lessors) for whom they act as Agents given that:

1. These 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 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 herein as not verified.

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Total area: approx. 68.4 sq. metres (736.1 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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