



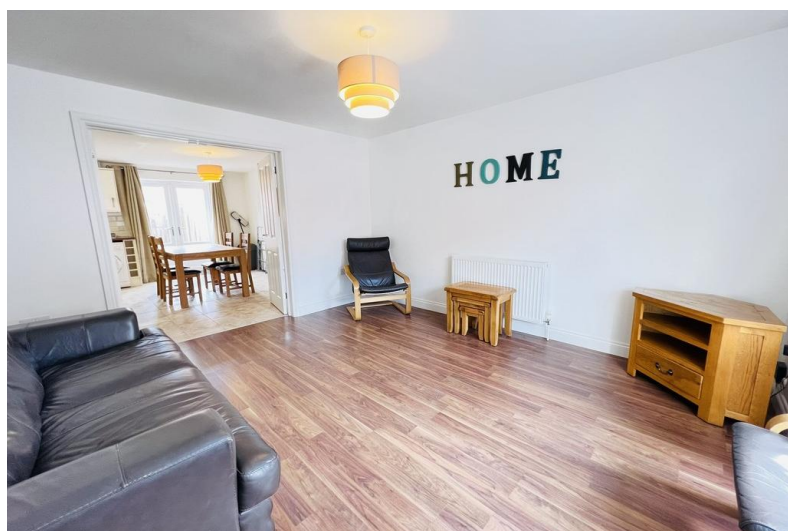
15 Francis Street
Lincoln, LN1 3EJ

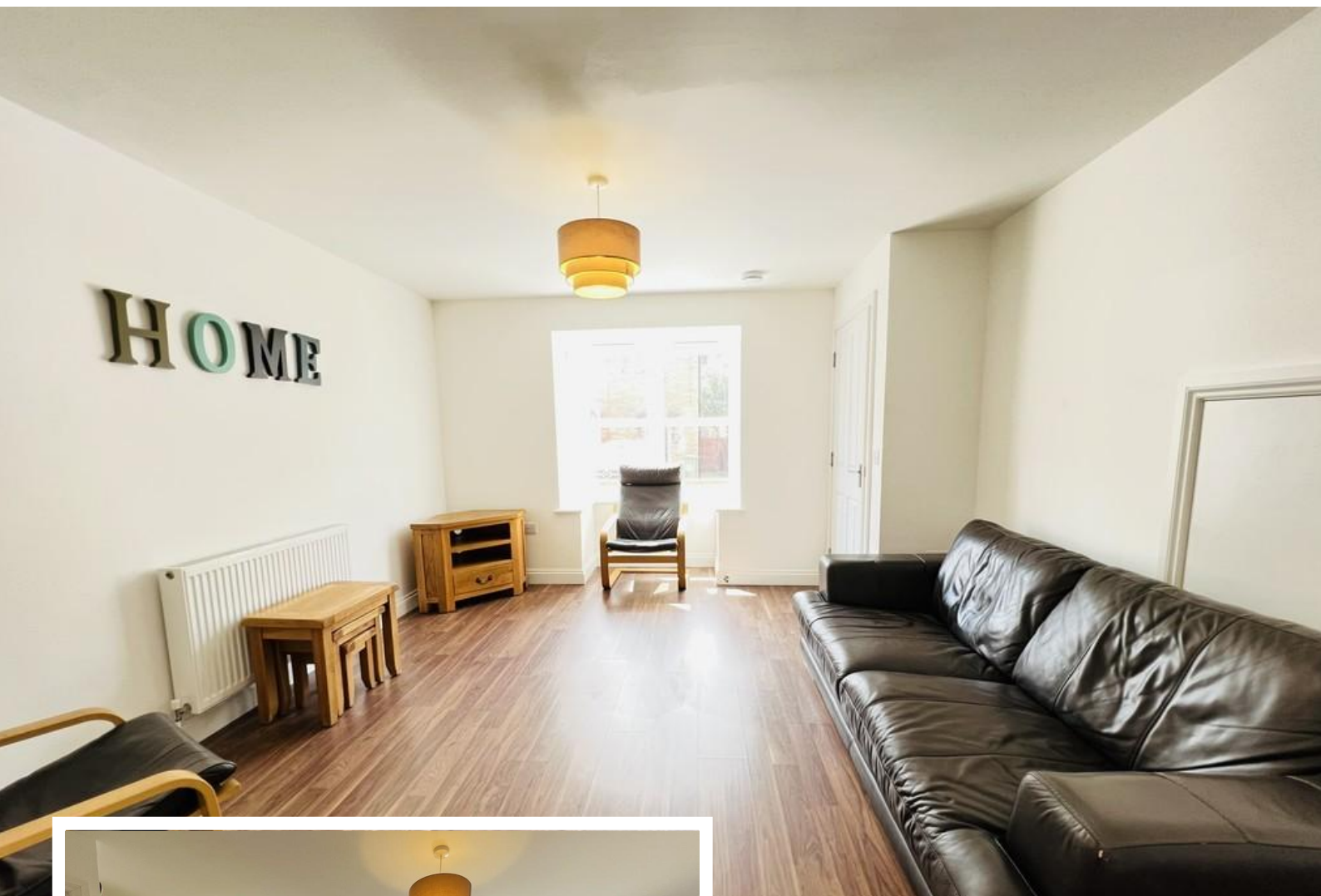


Book a Viewing!

£235,000

A modern three bedroom mid townhouse situated just off Newport, close to the historic Bailgate area of Lincoln. The property offers well presented accommodation arranged over three floors and benefits from three bedrooms, three en-suite facilities, a modern dining kitchen and attractive low maintenance gardens.





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

Having a UPVC composite entrance door, radiator, stairs rising to the first floor landing, door into the lounge and wooden laminate flooring.

LOUNGE

12' 9" x 12' 2" (3.90m x 3.73m) Having a UPVC walk-in bay window overlooking the front, wooden laminate flooring, radiator, useful understairs storage cupboard and double doors leading into the dining kitchen.



KITCHEN/DINER

14' 2" x 15' 3" (4.32m x 4.65m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated electric oven and electric hob with extractor hood, complementary splashbacks, UPVC window and UPVC double doors leading out to the rear garden. There is tiled flooring, spaces for a washing machine and freezer, ample room for a dining table and chairs, radiator and door leading into the ground floor WC.

GROUND FLOOR WC

With tiled flooring, WC, wash hand basin and radiator.

FIRST FLOOR LANDING

With access to a useful fitted airing cupboard with double doors, stairs rising to the second floor landing and doors leading to bedrooms two and three.



BEDROOM 2

14' 2" x 9' 2" (4.32m x 2.79m) With UPVC window overlooking the rear, fitted double wardrobe, radiator and door leading into the en-suite shower room.

EN-SUITE SHOWER ROOM

11' 2" x 5' 9" (3.4m x 1.75m) With a UPVC window to the rear, suite comprising shower cubicle, WC and wash hand basin, partly tiled walls and radiator.

BEDROOM 3

8' 6" x 9' 2" (2.59m x 2.79m) With UPVC window overlooking the front, radiator and door leading into the en-suite shower room.



EN-SUITE SHOWER ROOM

3' 11" x 9' 1" (1.21m x 2.79m) With bathroom suite comprising shower cubicle, WC and wash hand basin, partly tiled walls and radiator.

SECOND FLOOR LANDING

PRINCIPAL BEDROOM

12' 4" x 12' 0" (3.76m x 3.66m) With UPVC dormer window overlooking the front, radiator, fitted walk-in wardrobe and door leading into the en-suite bathroom.

EN-SUITE

6' 9" x 11' 6" (2.06m x 3.53m) With a UPVC window to the rear and suite comprising bath with shower over, WC, wash hand basin and radiator.



OUTSIDE

To the front of the property there is a small, enclosed courtyard garden. To the rear there is a low maintenance garden featuring a paved seating area and decorative gravel beds. There is also an option to purchase a garage within a nearby block, with further information available upon request.

KEY FACTS FOR BUYERS



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincolnshire County 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](#)

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

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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.

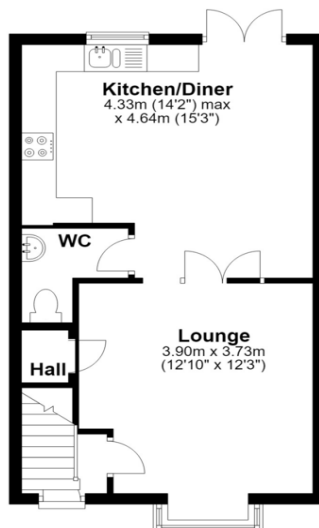
GENERAL

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:

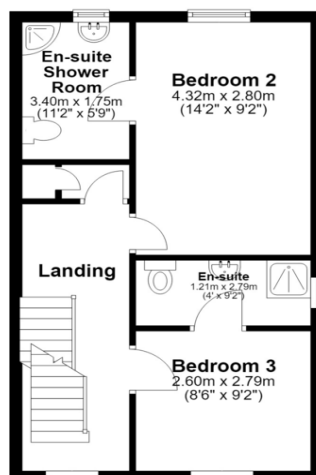
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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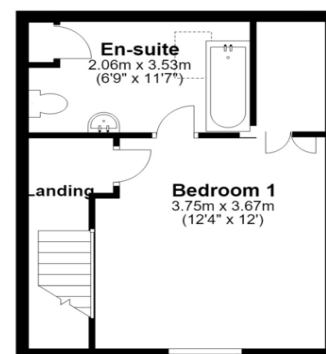
Ground Floor



First Floor



Second Floor



Total area: approx. 107.6 sq. metres (1158.6 sq. feet)

15 Francis Street

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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