



**5 Egerton Road,
Lincoln, LN2 4PJ**



Book a Viewing!

Offers in the Region of £285,000

A fantastic opportunity to acquire a traditional period property in the sought after Uphill area of Lincoln, offering immense potential, requiring a comprehensive programme of renovation throughout. This exciting project presents the ideal opportunity to create a stunning family home tailored to individual tastes and requirements. The accommodation briefly comprises a porch, entrance hall, lounge, dining room, kitchen, rear lobby and cloakroom/WC to the ground floor. To the first floor there are three bedrooms, a family bathroom and a separate WC. Externally, the property benefits from generous front and rear gardens, a long driveway providing ample off-road parking, and a detached garage. Situated in the heart of Uphill Lincoln, the property enjoys easy access to a range of local amenities, schools and the historic Cathedral Quarter, making it an excellent opportunity for buyers seeking to restore and enhance a characterful home in a highly desirable location. 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

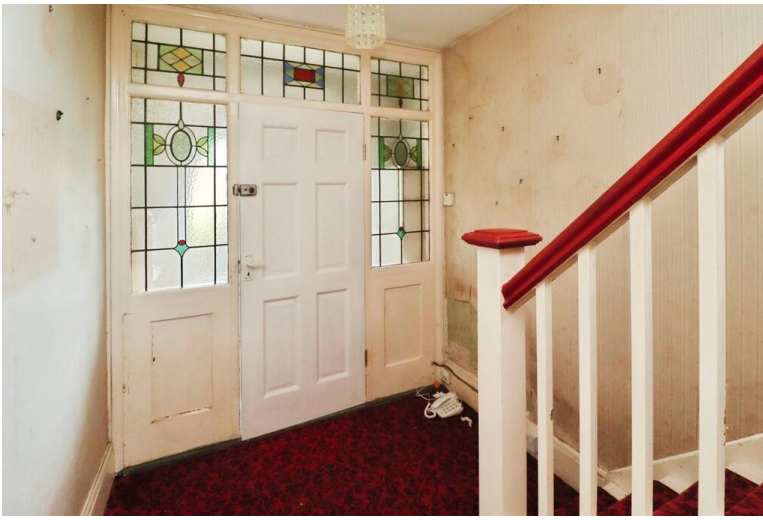
With tiled flooring.

ENTRANCE HALL

With staircase to the first floor, main entrance door with stained glass side windows, electric storage heater and understairs storage cupboard.

LOUNGE

12' 5" x 12' 0" (3.80m x 3.66m) With gas fire set within a decorative fire surround, electric storage heater and double glazed bay window to the front aspect.



DINING ROOM

12' 5" x 11' 11" (3.80m x 3.65m) With gas fire, electric storage heater and double glazed bay window to the rear aspect.

KITCHEN

10' 5" x 6' 11" (3.18m x 2.11m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for cooker, fridge and washing machine, tiled splashbacks, double glazed window to the side aspect and door to the garden.

REAR LOBBY

With door to the garden.

CLOAKROOM/WC

With close coupled WC, wash hand basin and window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 11" x 11' 6" (3.65m x 3.51m) With double glazed bay window to the front aspect and storage heater.

BEDROOM 2

12' 0" x 11' 6" (3.66m x 3.51m) With double glazed window to the rear aspect and fitted cupboard.

BEDROOM 3

8' 4" x 7' 10" (2.56m x 2.41m) With double glazed window to the front aspect.

BATHROOM

With panelled bath and pedestal wash hand basin, tiled splashbacks, towel radiator, airing cupboard and double glazed window to the rear aspect.

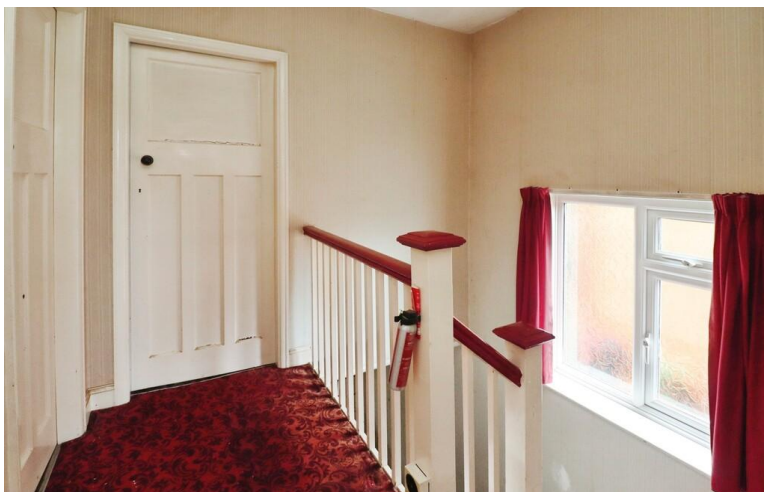
SEPARATE WC

With close coupled WC, part tiled walls and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a garden with established shrubs. A side driveway provides off-street parking for multiple vehicles and access to the single garage. To the rear there is a generous rear garden laid mainly to lawn with mature shrubs, brick outbuilding, greenhouse and garden shed.





KEY FACTS FOR BUYERS

SERVICES

All mains services available.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.

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 – WHO WE MAY REFER YOU TO
<https://www.mundys.net/referrals/>

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. 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 give 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

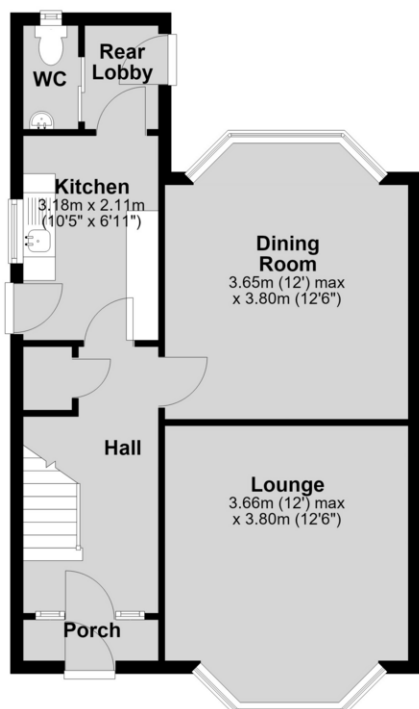
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29.5 Silver Street, Lincoln, LN2 1AS.





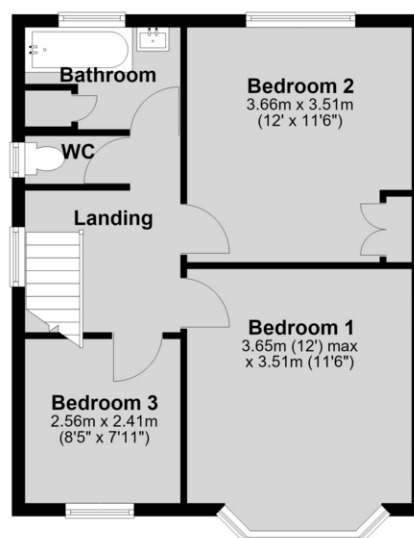
Ground Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

