



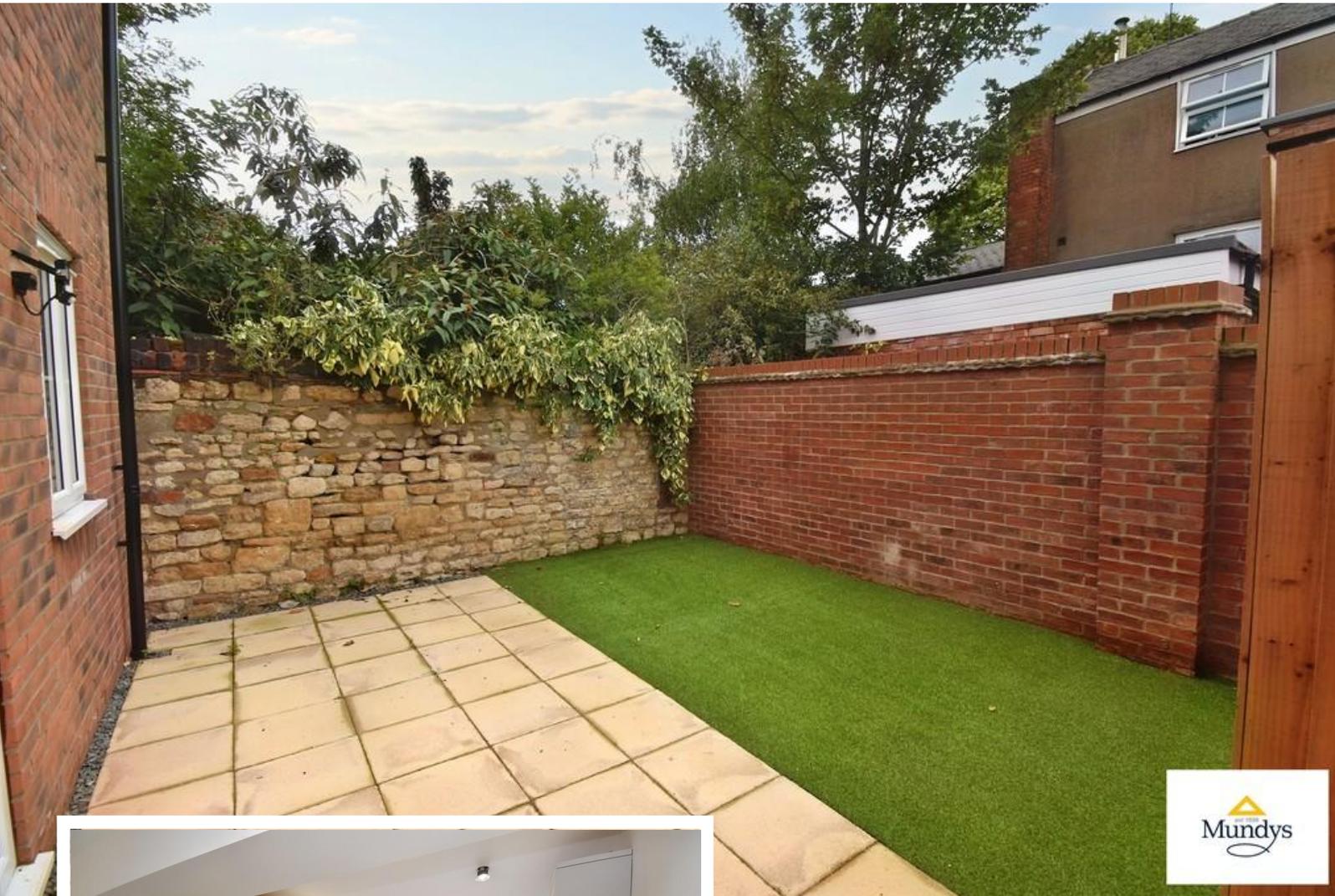
## Plot 1, 1a Francis Street

Lincoln, LN1 3EJ

**£269,950**

A brand new three storey End Town-House located within the sought after Uphill area of Lincoln and within close proximity to the Bailgate, Castle and Lincoln Cathedral. The internal accommodation briefly comprises of Main Entrance Hall with Cloakroom, fitted Kitchen Area with integrated appliances, Living/Dining Area, First Floor Landing leading to two Bedrooms and Family Bathroom and Second Floor Landing leading to a further Bedroom with En-Suite Bathroom. Outside there is a driveway providing off-street parking, electric car charging point and a rear courtyard garden. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – TBC

**LOCAL AUTHORITY** – Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving North from Lincoln Centre, proceed up Lindum Hill and take the left hand turning onto Priory Gate passing the Lincoln Cathedral. At the crossroads with Eastgate, proceed straight across onto Northgate and follow Church Lane around taking you onto Newport. Proceed along, turn left onto Good Lane and left again onto Francis Street where the property is located.



## 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 Bishop Grosseteste University.

## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, radiator, inset spotlights and stairs rising to the First Floor.

### CLOAKROOM

### KITCHEN

10' 2" x 8' 11" (3.1m x 2.72m), fitted with a range of quality kitchen base and wall units, drawers and worksurfaces, integral appliances incorporating a fridge freezer, dishwasher, oven, hob and extractor hood, inset spotlights, 1 1/2 bowl sink unit and drainer, Ideal gas central heating boiler and UPVC window to the front elevation.

### LIVING/DINING ROOM

16' 3" x 14' 2" (4.95m x 4.32m), with UPVC window to the rear elevation, UPVC patio/French doors, radiator, inset spotlights, feature wall radiator and understairs storage area.



### FIRST FLOOR LANDING

With stairs rising to the Second Floor, inset spotlights, radiator and UPVC window to the front elevation.

### BEDROOM

16' 2" x 10' 5" (4.93m x 3.18m), with two UPVC windows to the rear elevation and radiator.

### BEDROOM

9' 5" x 8' 8" (2.87m x 2.64m), with UPVC window to the front elevation and radiator.



### BATHROOM

With suite comprising of WC, wash hand basin with vanity unit below and bath with shower over, towel radiator, inset spotlights and extractor fan.

### SECOND FLOOR LANDING

### BEDROOM

16' 1" x 15' 10" (max) (4.9m x 4.83m), with two Velux windows, UPVC dormer window to the rear elevation, two radiators and inset spotlights.

### EN-SUITE BATHROOM

With suite comprising of bath, WC and wash hand basin, inset spotlights, towel radiator and extractor fan.



## OUTSIDE

To the front of the property there is a driveway providing off-street parking, which we have been advised by the vendor has been designed to accommodate one large or two smaller vehicles. There is also the added benefit of an electric car charging point. To the rear there is a courtyard garden with patio and artificial lawned area.

### 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](http://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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### 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.

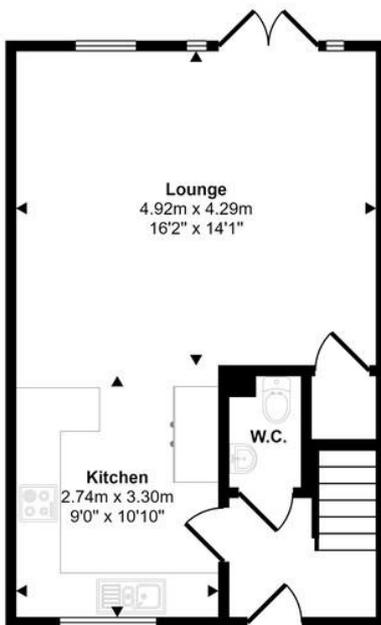
### GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

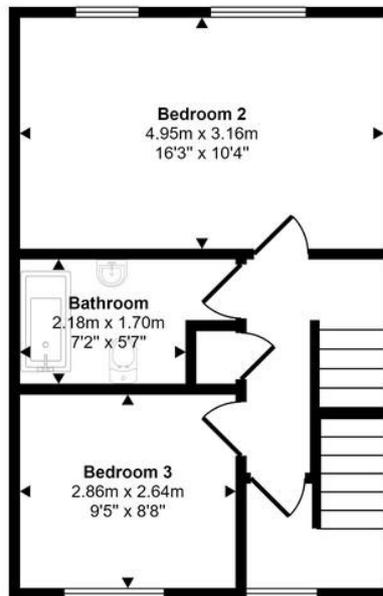
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

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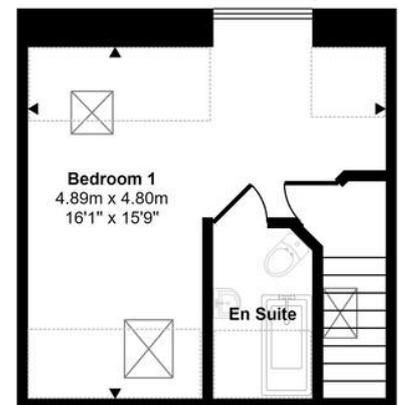
Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft



First Floor  
Approx 38 sq m / 412 sq ft



Second Floor  
Approx 25 sq m / 272 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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