



23 Queens Crescent

Lincoln, LN1 1LR



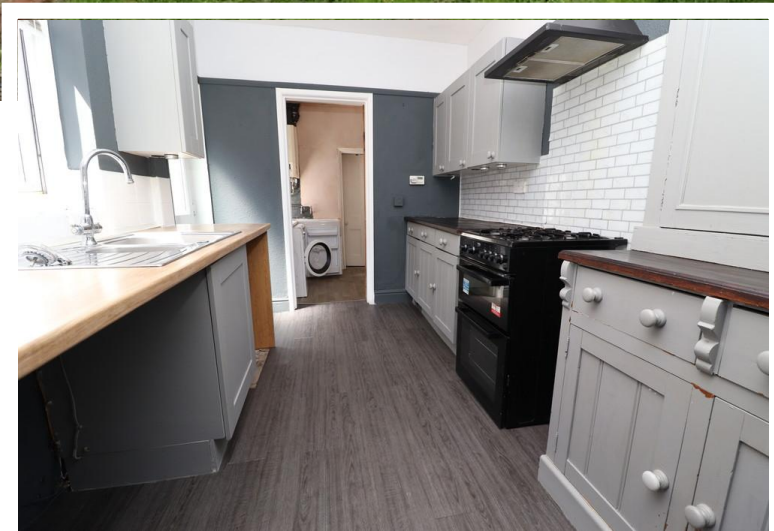
Book a Viewing!

£269,950

We are pleased to offer for sale a spacious four bedroom bay fronted mid terraced house in the popular West End of Lincoln with fantastic views over the West Common. The property offers well-presented living accommodation comprising of Hall, Lounge, Dining Room, Kitchen, Utility Room, Shower Room, First Floor Landing leading to three Bedrooms and a Family Bathroom and Second Floor Landing Leading to the Main Bedroom. Outside there are front and rear gardens and the property further benefits from residents permit parking. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

HALL

With staircase to the first floor, wood effect flooring, radiator and understairs storage cupboard.

LOUNGE

13' 1" x 12' 3" (3.99m x 3.74m) With double glazed bay window to the front aspect, open fire in a decorative fireplace and radiator.

DINING ROOM

13' 2" x 12' 2" (4.02m x 3.73m) With double glazed window to the rear aspect, gas fire in a decorative fireplace, wood effect flooring and radiator.



KITCHEN

12' 2" x 7' 9" (3.72m x 2.37m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker, fridge, freezer and dishwasher, tiled splashbacks, door to the rear garden and double glazed window to the side aspect.

UTILITY ROOM

7' 11" x 7' 10" (2.42m x 2.39m) With spaces for washing machine and tumble dryer, Belfast sink with hot and cold taps, wall mounted gas fired central heating boiler, radiator and double glazed window to the side aspect.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

With staircase to second floor and radiator.

BEDROOM 2

16' 1" x 12' 3" (4.92m x 3.74m) With two double glazed windows to the front aspect, fitted wardrobes, laminate flooring and radiator.

BEDROOM 3

12' 2" x 9' 10" (3.73m x 3.00m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 0" x 8' 0" (3.67m x 2.46m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity unit, tiled splashbacks, radiator and double glazed window to the side aspect.

SECOND FLOOR LANDING

With laminate flooring.

BEDROOM 1

19' 8" x 16' 1" (6.01m x 4.91m) With two Velux windows, wood effect flooring and radiator.



OUTSIDE

To the front of the property there is a front garden behind a low level wall. To the rear there is an enclosed rear garden laid mainly to lawn with a decked seating 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

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, Dale & Co 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.

Claverings will be able to provide information and services they offer relating to removals. 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 roughly checked.

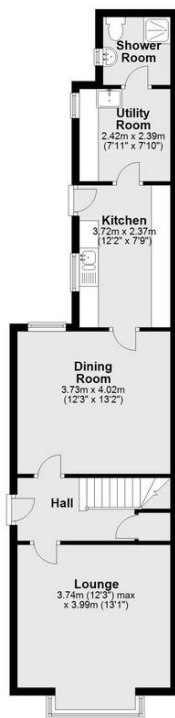
GENERAL

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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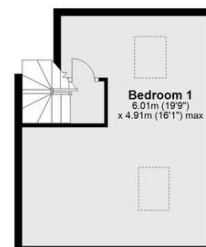
Ground Floor
Approx. 56.4 sq. metres (606.6 sq. feet)



First Floor
Approx. 57.4 sq. metres (618.0 sq. feet)



Second Floor
Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 141.5 sq. metres (1523.6 sq. feet)

For illustration purposes only.
Plan produced using PlanItUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

