



25 Sewells Walk

Lincoln, LN5 7TF

£169,995

A spacious bay-fronted mid terraced house, situated within close proximity to Lincoln City Centre. The internal accommodation briefly comprises of Shared Entrance Passage, Entrance Hall, Lounge, Dining Room, extended Dining Kitchen, Downstairs Bathroom and a First Floor Landing leading to three Bedrooms and further converted Loft/Attic Rooms. Outside there is a front forecourt and small rear garden. The property further benefits from gas central heating with new condensing boiler. The property has undergone recent redecoration and viewing is highly recommended to appreciate the spacious living accommodation available. No Onward Chain.





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.

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, understairs storage area, radiator and stairs to First Floor.

LOUNGE

12' 9" x 12' 0" (plus bay window) (3.89m x 3.66m), with UPVC bay window to the front elevation, living flame gas fire and surround, cornice coving to the ceiling and radiator.

DINING ROOM

12' 0" x 12' 8" (3.66m x 3.86m), with feature fireplace, coving to ceiling, radiator and dado rail.



KITCHEN/DINER

17' 1" (max) x 12' 6" (5.21m x 3.81m), fitted with a range of base, wall cupboard and drawers with work surfaces over, integrated appliances incorporating double oven, fridge freezer, dishwasher, fitted hob and extractor hood, plumbing for washing machine, space for tumble dryer, 1½ bowl sink unit, drainer and macerator, tiled floor, inset spotlights, radiator, six Velux windows and UPVC French/patio doors to the rear yard.

BATHROOM

8' 3" x 6' 8" (2.51m x 2.03m), with suite to comprise bath, WC and wash hand basin, tiled floor, part-tiled surround, single radiator and UPVC window to the side elevation.



FIRST FLOOR LANDING

With access to loft area and built-in storage cupboard.

BEDROOM

12' 0" x 12' 10" (max into alcove) (3.66m x 3.91m), with UPVC window to the front elevation, coving to ceiling, radiator, exposed wood flooring and fitted mirror-fronted wardrobes.

BEDROOM

12' 0" (max) x 10' 8" (3.66m x 3.25m), with UPVC window to the rear elevation, radiator, exposed wood flooring, coving to ceiling and fitted mirror-fronted wardrobes.



BEDROOM

12' 1" x 5' 2" (3.68m x 1.57m), with UPVC window to the rear elevation, radiator and coving to ceiling.

CONVERTED LOFT AREA/ATTIC ROOMS

With landing area, Velux window and radiator.

AREA 1

With Velux window, light and power.



AREA 2
With Velux window light and power.

OUTSIDE

Outside there is a forecourt to the front of the property and a small low maintenance garden with storage shed to the rear.

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 Gilson Gray who will be able to provide information to you on the Conveyancing service 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

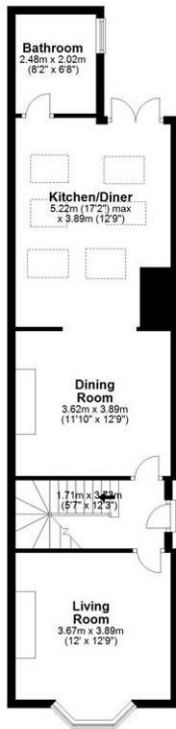
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

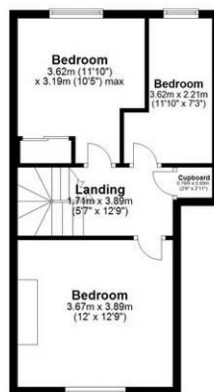
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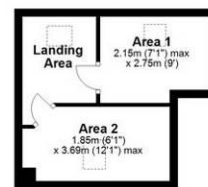
Ground Floor
Approx. 61.3 sq. metres (659.7 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.4 sq. feet)



Attic Room
Approx. 16.9 sq. metres (182.4 sq. feet)



Total area: approx. 118.4 sq. metres (1274.5 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp
25 Sewells Walk, Lincoln

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 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.

