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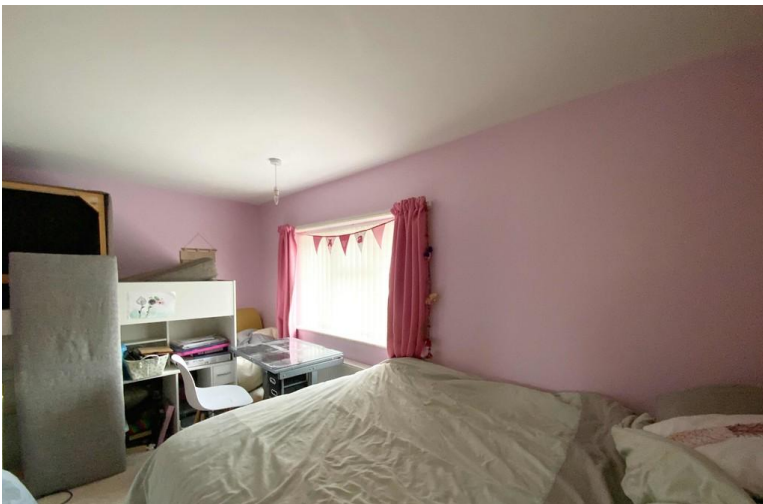
18 Sanders Close

Lincoln, LN1 3QU



£169,950

This is an extended two bedroomed semi detached property positioned in this popular Uphill location just off Queen Elizabeth Road. The property has internal accommodation to comprise of an Entrance Porch, Inner Hallway, fitted Kitchen, Lounge, Dining Area, Ground Floor Bedroom three/Study, Side Entrance Porch and stairs raising to the First Floor Landing giving access to two Bedrooms and a Bathroom. Viewing of the property is recommended to appreciate the accommodation on offer.



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.



PORCH

3' 9" x 6' 0" (1.15m x 1.85m), with UPVC door to the side aspect, UPVC window to the front aspect, stairs to the First Floor Landing and archway leading into the Inner Hallway.

INNER HALLWAY

with UPVC window to the side aspect, stairs to the First Floor Landing, radiator and glass paneled door to the Kitchen.

KITCHEN

12' 3" x 7' 5" (3.75m x 2.28m), with UPVC window to the rear aspect, UPVC door to the side entrance passage, fitted with a range of base units and drawers with work surfaces over, composite sink and drainer with mixer tap, spaces for cooker, washing machine and fridge freezer, wall mounted cupboards with complementary tiling below, wall mounted gas central heating boiler, partly tiled walls and radiator.



LOUNGE/DINER

19' 10" x 10' 11" (6.07m x 3.35m), with UPVC window to the front aspect, gas fire with marble hearth and wooden surround, two radiators, space for a dining table and archway to the Dining Area.

DINING AREA

7' 1" x 8' 3" (2.18m x 2.54m), with UPVC double doors to the side aspect, radiator and space for a dining table.



BEDROOM 3/STUDY

11' 2" x 8' 3" (3.41m x 2.54m), with UPVC to the rear aspect and radiator.

SIDE ENTRANCE

LANDING

Giving access to two Bedrooms and a Bathroom.

BEDROOM 1

9' 2" x 14' 3" (2.81m x 4.35m), with UPVC window to the front aspect, fitted wardrobes and radiator.

BEDROOM 2

10' 9" x 9' 6" (3.29m x 2.92m), with UPVC window to the rear aspect, fitted wardrobes and radiator.

BATHROOM

5' 6" x 7' 6" (1.70m x 2.30m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

OUTSIDE

To the front of the property there is a path to the front door and flowerbeds and to the rear there is a blocked paved seating area, lawned area and Outbuildings.



WEBSITE

Our detailed website show 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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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

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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

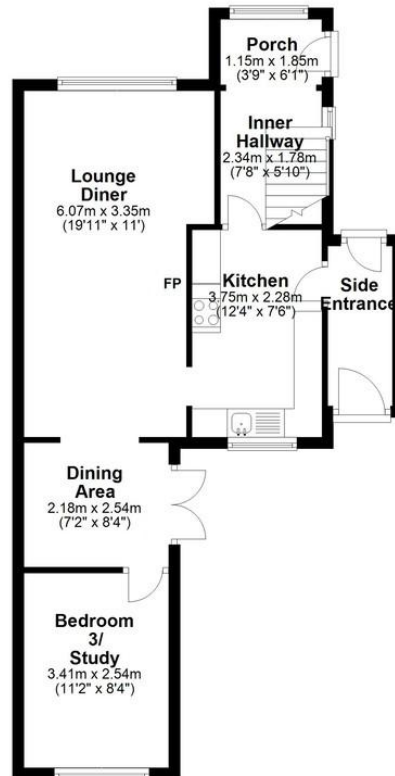
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Ground Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 84.0 sq. metres (903.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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LN2 1AS

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