



**157 Newport**

Lincoln, LN1 3DZ



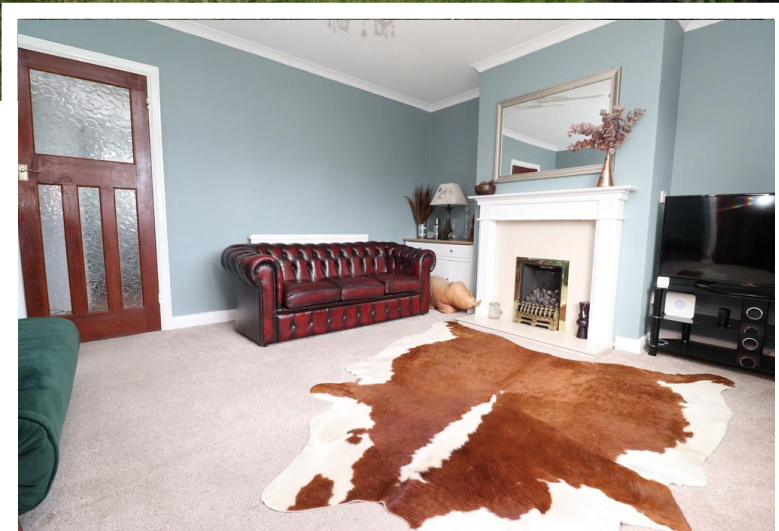
Book a Viewing!

**£239,950**

A well-presented three bedroom house situated in the Uphill area of Lincoln, close to the Bailgate and Cathedral Quarter and benefits from off street parking and a single garage. The spacious accommodation comprising of Hall, Lounge, Kitchen/Breakfast Room, Rear Porch, Downstairs Cloakroom/WC and a First Floor Landing leading to three generous Bedrooms and a large Shower Room. The property has front and rear gardens, a driveway accessed from Anderson Lane and a detached single garage. Viewing of this property is highly recommended. NO CHAIN.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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

### HALL

With staircase to the first floor and tiled flooring.

### LOUNGE

14' 4" x 12' 4" (4.39m x 3.78m) With double glazed window to the front aspect, gas fire set within feature fireplace and radiator.

### KITCHEN/BREAKFAST ROOM

13' 2" x 8' 11" (4.03m x 2.73m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan over, spaces for washing machine and fridge freezer, stainless steel sink with side drainer and mixer tap over, tiled flooring, tiled splashbacks, understairs storage cupboard, radiator and double glazed window to the rear aspect.

### REAR PORCH

With glazed door to the rear garden, tiled flooring and storage cupboard with shelving.

### CLOAKROOM/WC

With close coupled WC, built-in wash hand basin, partly tiled walls and window to the side aspect.

### FIRST FLOOR LANDING

With access to walk-in store room.



### BEDROOM 1

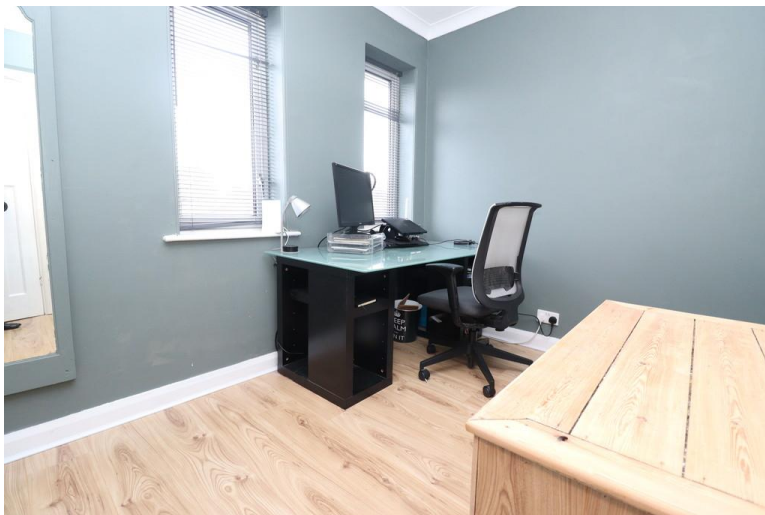
12' 5" x 11' 2" (3.79m x 3.42m) With double glazed window to the front aspect, a range of fitted wardrobes, exposed floorboards and radiator.

### BEDROOM 2

11' 2" x 8' 10" (3.42m x 2.71m) With double glazed window to the rear aspect, laminate flooring and radiator.

### BEDROOM 3

9' 8" x 7' 8" (2.96m x 2.35m) With two double glazed windows to the front aspect, laminate flooring and radiator.



### SHOWER ROOM

10' 4" x 5' 9" (3.16m x 1.76m) Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, airing cupboard housing the gas fired central heating boiler, partly tiled walls and double glazed window to the rear aspect.





## OUTSIDE

To the front of the property there is an enclosed garden laid mainly to lawn with flowerbeds. To the rear there is a generous enclosed garden laid mainly to lawn with a patio seating area and flowerbeds. To the rear of the garden there is a detached single garage with power and a gravelled driveway for off street parking.

### 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, 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 Callum Lyman 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.

Cleverings 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 thoroughly checked.

### GENERAL

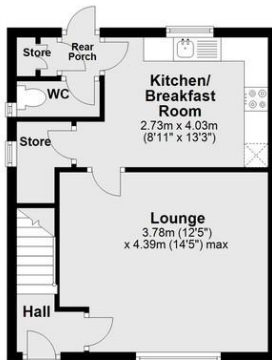
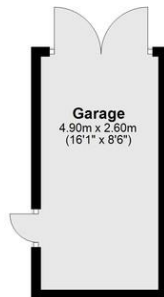
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a note verified.

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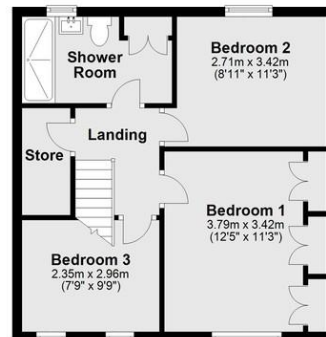
### Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 90.1 sq. metres (970.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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.

