



**7 Park Lane**  
Lincoln, LN5 8NY



Book a Viewing!

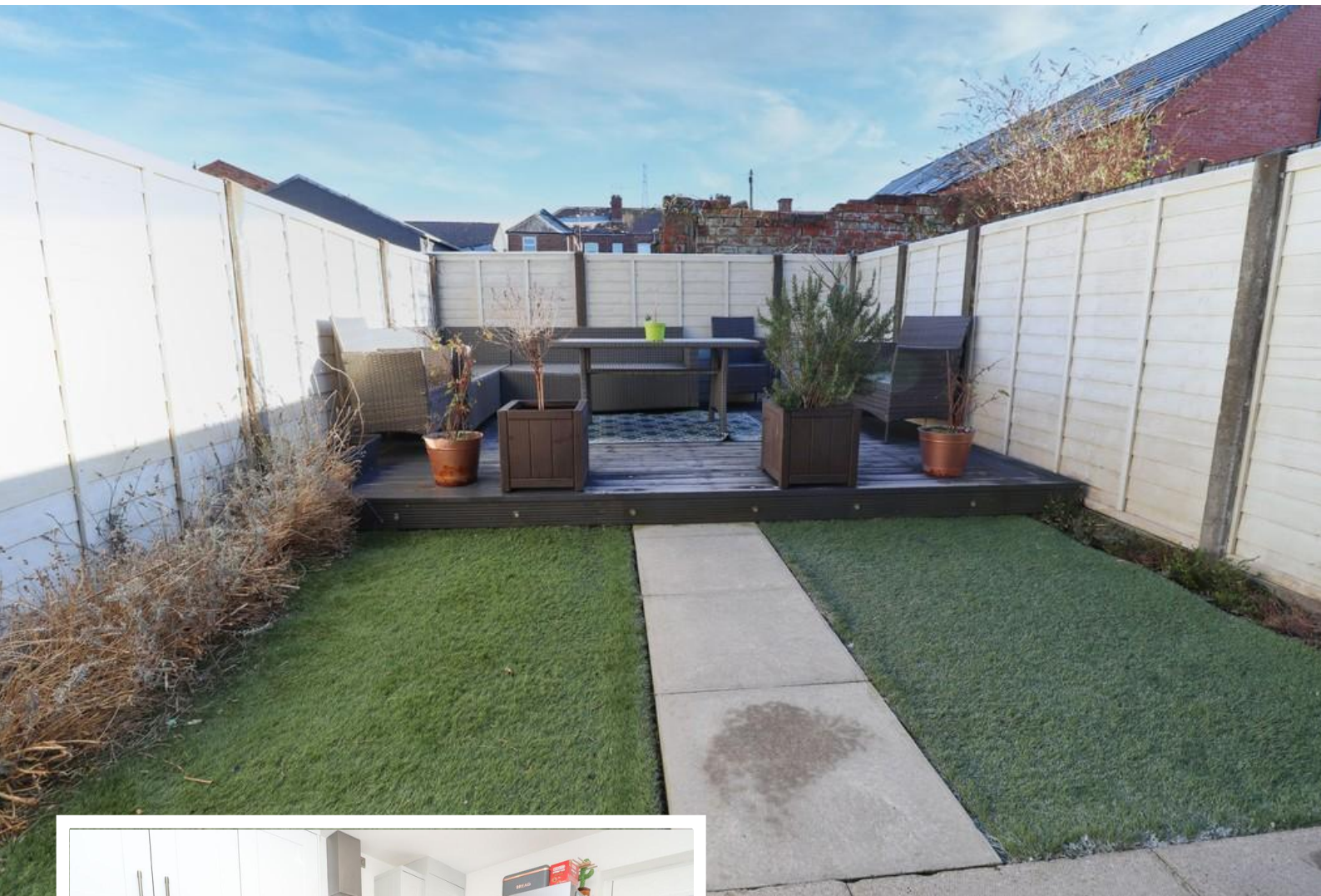
**£175,000**

A well presented end town house located just off Newark Road, to the south of the City of Lincoln. The internal accommodation has been greatly improved to a high standard by the current owners and briefly comprises of Cloakroom/WC, newly fitted Kitchen, Lounge and First Floor Landing leading to two double Bedrooms and newly fitted Bathroom. Outside there is an allocated parking space, storage area and landscaped rear garden. The property further benefits from UPVC double glazing and gas central heating. Viewing is highly recommended.





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#### **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.







#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls, laminate flooring and radiator.

#### KITCHEN

12' 4" x 8' 8" (3.77m x 2.65m) Newly fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with mixer tap over, electric oven with gas hob and extractor fan over, spaces for fridge freezer, washing machine and dishwasher, breakfast bar, tall radiator, laminate flooring, spotlights and double glazed window to the front aspect.

#### LOUNGE

12' 2" x 11' 11" (3.73m x 3.65m) With double glazed French doors to the garden, understairs storage cupboard, tall radiator, laminate flooring and spotlights.

#### FIRST FLOOR LANDING

#### BEDROOM 1

12' 0" x 9' 3" (3.66m x 2.83m) With two double glazed windows to the rear aspect and radiator.



#### BEDROOM 2

11' 11" x 7' 8" (3.65m x 2.36m) With two double glazed windows to the front aspect, storage cupboard and radiator.



#### BATHROOM

Newly fitted with a modern three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, radiator, tiled flooring and spotlights.

#### OUTSIDE

The property sits at the end of a cul-de-sac with an allocated parking space. There is an outside store. To the rear there is an enclosed and landscaped garden with decked seating area, patio seating area, artificial grass and flowerbeds.





**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.

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.

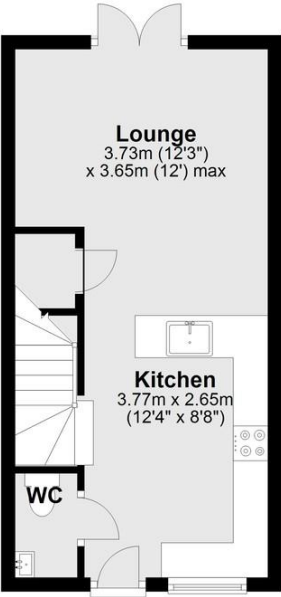
**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

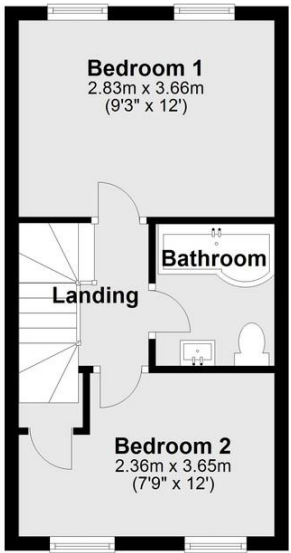
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition 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. 27.7 sq. metres (298.6 sq. feet)



**First Floor**  
Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 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 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.

