



43 Milman Road

Lincoln, LN2 5LX



Book a Viewing!

£250,000

NO ONWARD CHAIN - This is a three bedroomed, semi-detached, double bay fronted property located in a popular uphill area of Lincoln, with easy access to Lincoln County Hospital, the Arboretum and Lincoln City Centre itself. The property benefits from having ample block paved off road parking to the front and has internal accommodation to briefly comprise of Entrance Porch, Inner Hallway, bay fronted Lounge, Dining Room, Kitchen and First Floor Landing giving access to three Bedrooms and Bathroom. Outside there is a rear garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.



PORCH

With uPVC window and door to the front and wooden flooring.

INNER HALLWAY

With doors leading to the WC, Kitchen, Dining Room and Lounge, laminate flooring and stairs rising to the First Floor Landing.

LOUNGE

10' 11" x 12' 5" (3.34m x 3.81m) With walk-in uPVC bay window to the front aspect and radiator.

DINING ROOM

11' 5" x 10' 6" (3.49m x 3.21m) With uPVC double doors and windows to the rear garden, laminate flooring and radiator.

KITCHEN

7' 11" x 7' 10" (2.43m x 2.41m) With uPVC windows to the rear and side aspects, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer and spaces for a cooker, fridge and washing machine.

WC

With WC and wash hand basin.



FIRST FLOOR LANDING

With doors leading to three Bedrooms and Bathroom and uPVC window to the side aspect.

BEDROOM 1

10' 8" x 10' 4" (3.27m x 3.16m) With uPVC walk-in bay window to the front aspect and radiator.

BEDROOM 2

11' 5" x 10' 9" (3.48m x 3.30m) With uPVC window to the rear aspect and radiator.

BEDROOM 3

6' 9" x 7' 4" (2.08m x 2.26m) With uPVC window to the front aspect and radiator.



BATHROOM

7' 10" x 7' 5" (2.40m x 2.28m) With suite to comprise of bath, separate shower, WC and wash hand basin in vanity cupboard, tiled walls and floor, chrome towel radiator and uPVC window to the rear aspect.





OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for vehicles and there is gated access to the side. To the rear there is a block paved seating area, a lawned garden over two levels, shed and outbuilding.

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, 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.

CMH, J Walter and Calum 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.

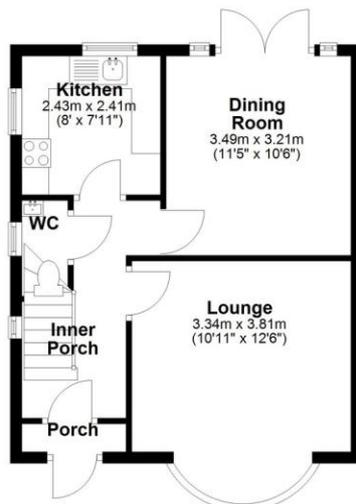
GENERAL

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:

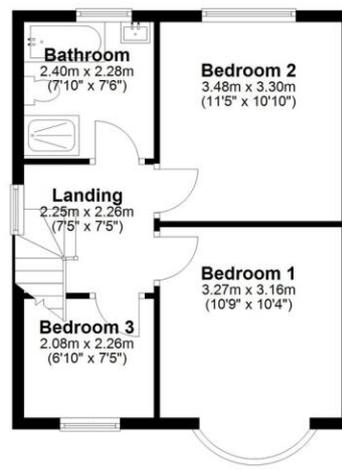
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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



First Floor



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.

