



15 Staverton Crescent

Lincoln, LN6 0YW



Book a Viewing!

£155,000

An End Terrace House situated to the South of the City of Lincoln. The internal accommodation briefly comprises of Entrance Hall, separate WC, spacious Lounge, fitted Dining Kitchen and a First Floor Landing leading to Three Bedrooms, Family Bathroom and a further WC. Outside there are gardens to the front and rear and a driveway providing off street parking. The property further benefits from gas central heating and viewing is recommended.



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

Located within this residential location to the South of the City of Lincoln and being within close proximity to Birchwood shopping Center and is within easy access to further facilities along Tritton Road and into the City Center. The property is also within close proximity to Birchwood Medical Practice, Leisure Center and local Primary School.



ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door, tiled flooring and understairs storage cupboard.

WC

With UPVC window to front elevation, WC and wash hand basin.

LOUNGE

17' 9" x 10' 4" (5.41m x 3.15m) With UPVC windows to the front and rear elevations and two single radiators.



KITCHEN/DINER

17' 8" x 8' 5" (5.38m x 2.57m) With UPVC windows to the front and rear elevations and fitted with a range of wall and base units and drawers with work surfaces over, fitted oven and hob, sink and drainer, tiled flooring and two single radiators.

REAR HALLWAY

With UPVC double doors leading to the rear garden, stairs to first floor, understairs storage cupboard and tiled flooring.

FIRST FLOOR LANDING

With airing cupboard housing the gas central heating boiler.



BEDROOM

13' 7" x 10' 7" (4.14m x 3.23m) With UPVC window to rear elevation and single radiator.

BEDROOM

11' 8" x 8' 6" (3.56m x 2.59m) With UPVC window to rear elevation, single radiator and built-in double wardrobe.

BEDROOM

10' 2" x 6' 11" (3.1m x 2.11m) With UPVC window to front elevation and single radiator.

BATHROOM

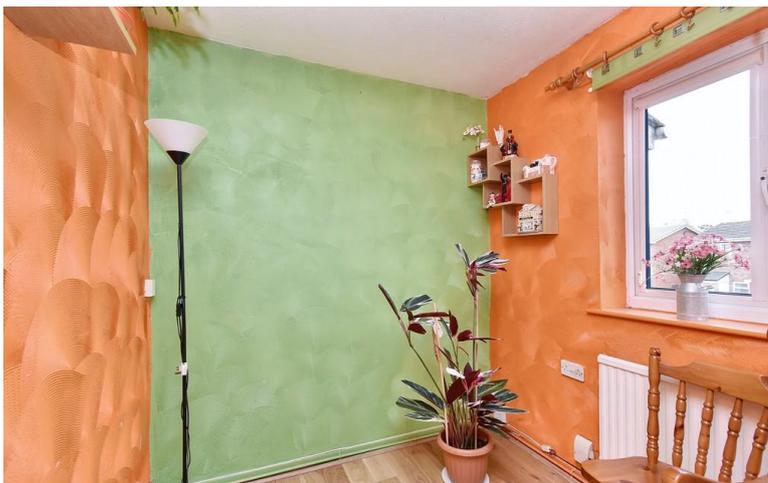
With UPVC window to front elevation and suite to comprise of bath with shower over, wash hand basin, single radiator and part tiled surround.

WC

With UPVC window to front elevation and WC.

OUTSIDE

To the front of the property there is a driveway providing off street parking, a further graveled area and store. To the rear of the property there is a lawned area and outside store with power.



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

SMS & 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 then we will receive a referral fee of up to £125.

Coverings 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

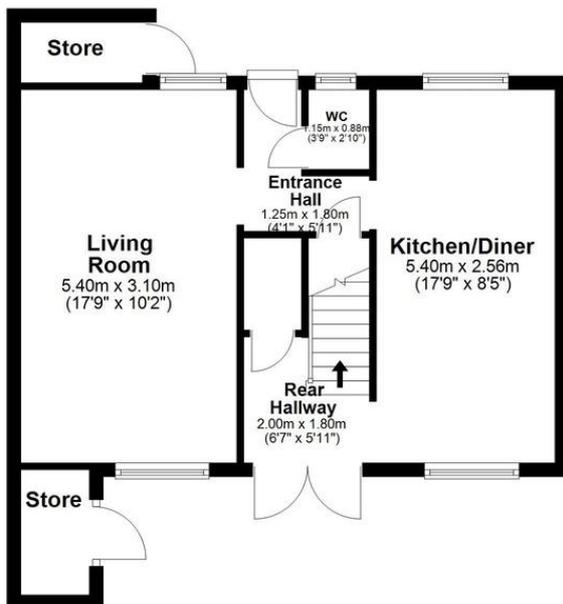
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 45.0 sq. metres (484.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



Total area: approx. 86.4 sq. metres (929.9 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

15 Staverton Crescent, 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.

