



## 49 Kirkby Street

Lincoln, LN5 7TT



Book a Viewing!

**£153,000**

A three-bedroom end-terrace property ideally positioned close to Lincoln's city centre, train station, and a range of local amenities — offering fantastic potential for both first-time buyers and investors alike. The property benefits from spacious reception rooms, a useful utility space, upstairs bathroom, and a brick-built garage. The accommodation comprises of: entrance hallway, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms, and bathroom. Sold with no onward chain.



**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.



#### ENTRANCE HALL

Entered via UPVC double-glazed door leading into a hallway with access to the lounge, dining room and stairs rising to the first floor.

#### LOUNGE

13' 4" x 12' 6 max" (4.06m x 3.81m) A bright and inviting main reception room with dual UPVC double glazed windows to the front and side aspects, radiator, spotlights, and an understairs storage cupboard housing the fuse board.

#### DINING ROOM

13' 7" x 12' (4.14m x 3.66m) A generous secondary reception space with UPVC double-glazed window to the front aspect, radiator, feature fireplace with mantelpiece surround, and spotlights - ideal for formal dining or entertaining.



#### KITCHEN

10' 1" x 9' 10" (3.07m x 3m) Fitted with a range of wall and base units, laminate worktops, and tiled splashbacks. Includes a gas hob with electric oven and extractor, 1½ stainless steel sink with mixer tap, tiled flooring, radiator, and spotlights, UPVC double glazed window to the side aspect and frosted UPVC door leading to the rear yard.

#### UTILITY ROOM

A useful additional space offering storage and practicality, with UPVC double glazed window to the front aspect, space for fridge freezer, plumbing for washing machine and dryer, and wall-mounted boiler.



#### FIRST FLOOR LANDING

Provides access to three bedrooms, bathroom, and loft hatch, with radiator.

#### BEDROOM 1

13' 4" x 12' 8" (4.06m x 3.86m) A generous double bedroom featuring two UPVC double-glazed windows to the front and side aspects, radiator, and feature fireplace.

#### BEDROOM 2

8' x 15' 4" (max) (2.44m x 4.67m) Another double bedroom with UPVC double glazed window to the front aspect and radiator.

#### BEDROOM 3

5' 1" x 9' 10" (1.55m x 3m) A comfortable additional bedroom, ideal as a study or guest room, with UPVC double glazed window to the front aspect and radiator.



#### BATHROOM

Fitted with a three-piece suite comprising of pedestal sink, WC, and bath with shower over. Includes tiled splashbacks, upright chrome towel radiator, frosted UPVC window to the side aspect, and tiled flooring.

#### OUTSIDE

To the rear, there is a secure yard with a side gate for convenient street access. The property also benefits from a brick-built garage with an up-and-over door and additional side access to the rear yard, providing excellent storage or parking options



#### WEBSITE

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#### 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 & Co, Taylor Rose, 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.

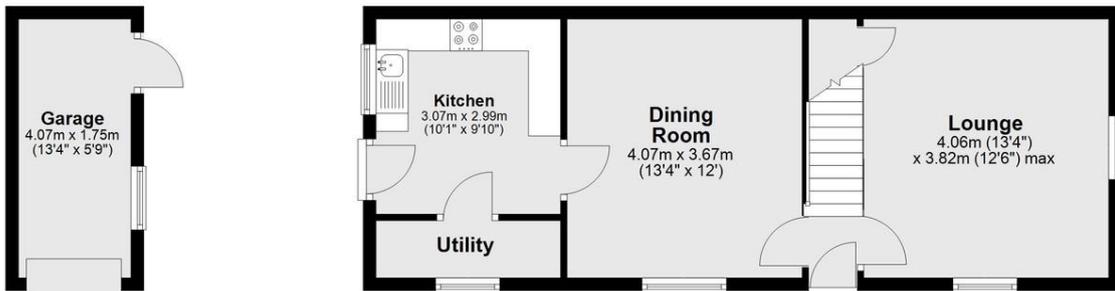
#### GENERAL

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:

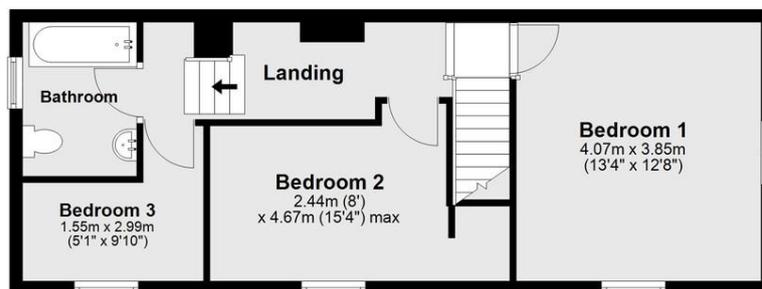
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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### Ground Floor



### First Floor



Total area: approx. 101.2 sq. metres (1089.5 sq. feet)  
**49 Kirkby Street**

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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.



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