



14 Devon Street

Lincoln, LN2 5NT



Book a Viewing!

£130,000

Situated to the East of Lincoln City Centre, within close proximity to Lincoln Arboretum and Lincoln County Hospital, a spacious Three Bedroom Terraced House. The property has living accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to three Bedrooms and an additional versatile Walk-in Wardrobe/Study. There is an enclosed rear garden and the property further benefits from on street parking. Viewing highly recommended. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (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 Lincoln Bishop University.

PORCH

With tiled flooring.

HALL

With staircase to the first floor, laminate flooring and radiator.

LOUNGE

12' 1" x 10' 2" (3.69m x 3.10m) With double glazed window to the front aspect and electric fire set within a feature fire surround.

DINING ROOM

13' 1" x 11' 7" (4.00m x 3.54m) With double glazed window to the rear aspect, under stairs storage cupboard, laminate flooring and radiator.

KITCHEN

7' 5" x 7' 4" (2.27m x 2.26m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, space for cooker, tiled splashbacks, double glazed window to the side aspect and door to the garden.

LOBBY

With double glazed window to the side aspect, wall mounted gas fired central heating boiler and spaces for washing machine and fridge.

BATHROOM

Fitted with a three-piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.

BEDROOM 1

13' 2" x 11' 4" (4.03m x 3.47m) With double glazed window to the rear aspect, decorative fireplace and radiator.

WALK-IN WARDROBE

7' 5" x 7' 4" (2.27m x 2.25m) A versatile room accessed via Bedroom 1, ideal as a nursery, study or walk-in wardrobe and double glazed window to the side aspect.

BEDROOM 2

9' 6" x 7' 9" (2.92m x 2.37m) With double glazed window to the front aspect and radiator.

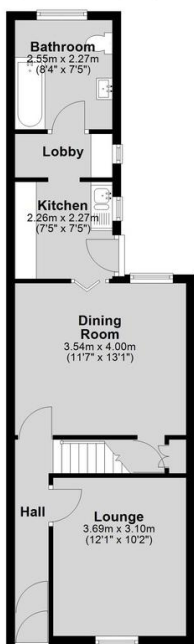
BEDROOM 3

12' 2" x 4' 5" (3.72m x 1.35m) With double glazed window to the front aspect, fitted open wardrobe and radiator.

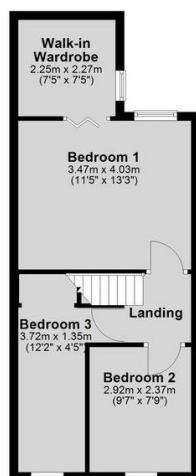
OUTSIDE

To the rear of the property there is an enclosed garden mainly paved with a gravelled area, mature shrubs and a garden shed.

Ground Floor
Approx. 46.8 sq. metres (503.6 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

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 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 HomeBuyer 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 refer to 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 with reference to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly items stated herein as not verified.

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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.

