



10 Moorby Close

Lincoln, LN1 3TQ



Book a Viewing!

£155,000

A two bedroom semi detached property positioned in this popular uphill location just off Riseholme Road, offering accommodation that would benefit from modernisation. The property comprises of an entrance hallway, lounge diner, kitchen, side hallway with outside storage areas and a first floor landing leading to two well-proportioned bedrooms and a wet room. Externally, there is gated off street parking to the front with lawned gardens to both the front and rear.





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 Lincoln Bishop University.

ACCOMMODATION

INNER HALLWAY

With uPVC entrance door to the front elevation, uPVC window to the side, radiator, stairs rising to the first floor and doors leading to the lounge diner and kitchen.

LOUNGE/DINER

19' 10" x 9' 4" (6.05m x 2.86m) With uPVC window to the front elevation, radiator, gas fire, dining area and sliding doors leading into the conservatory.

CONSERVATORY

9' 4" x 7' 10" (2.86m x 2.40m) With wall mounted radiator and uPVC windows and double doors to the rear garden.

KITCHEN

12' 0" x 7' 7" (3.67m x 2.32m) With uPVC window to the rear elevation, wall mounted gas boiler, fitted base units with work surfaces over, spaces for washing machine and fridge, radiator and door to the side elevation.

INNER HALLWAY

STORE

6' 6" x 4' 9" (2.00m x 1.46m)

LANDING

With uPVC window to the side elevation, radiator, access to the roof void and doors leading to two bedrooms and the wet room.

BEDROOM 1

14' 4" x 8' 10" (4.38m x 2.70m) With uPVC window to the front elevation, radiator and fitted bedroom furniture.

BEDROOM 2

10' 9" x 9' 6" (3.28m x 2.91m) With uPVC window to the rear elevation and radiator.

WET ROOM

7' 5" x 4' 9" (2.27m x 1.45m) With two uPVC windows to the rear elevation, WC, wash hand basin, walk-in shower area and wall mounted radiator.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and gated access providing off street parking. To the rear there is an enclosed lawned garden with flowerbeds, sheds and paved seating areas.



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 & 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 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

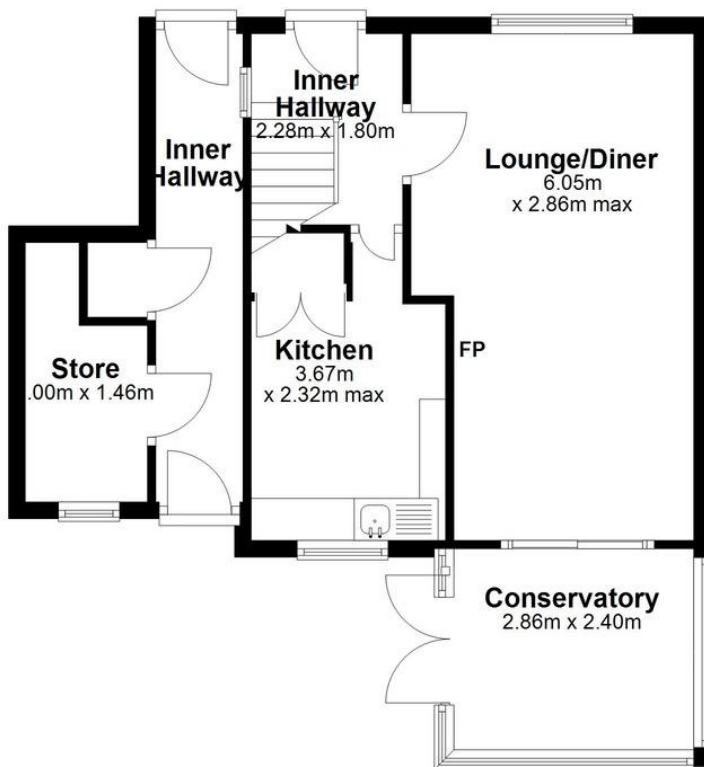
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

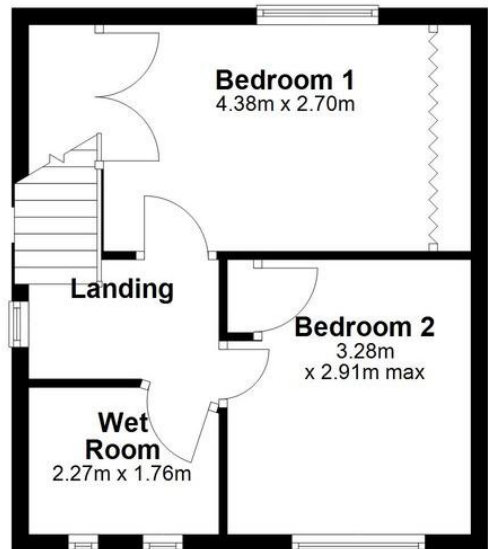
Ground Floor

Approx. 50.0 sq. metres



First Floor

Approx. 31.3 sq. metres



Total area: approx. 81.4 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

10 Moorby Close

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.



www.mundys.net