



**23 Lupin Road**  
Lincoln, LN2 4GB



Book a Viewing!

**£215,000**

A Three Bedroom Semi Detached Home situated in a quiet cul-de-sac location to the North of Lincoln City Centre, just off Nettleham Road. The property is well located for easy access into Lincoln City Centre, the A46 and the Eastern Bypass, whilst also being within walking distance of a range of local amenities including shops, supermarkets, takeaways and a nearby gym. Internally, the property offers accommodation comprising an Entrance Hall, Lounge and Kitchen Diner to the ground floor. To the First Floor there are Three Bedrooms and a Family Bathroom. Outside, the property benefits from a driveway providing off-road parking and gardens to the rear. The property is being sold with no onward chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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

### HALL

With double glazed external door, stairs rising to the first floor and radiator.

### LOUNGE

14' 9" x 10' 9" (4.5m x 3.28m) With UPVC double glazed window, radiator, fire surround and hearth with electric fire.

### KITCHEN/DINER

13' 9" x 10' 6" (4.19m x 3.2m) With UPVC double glazed window and double doors, tiled flooring, fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor fan over and stainless steel splashback, plumbing and spaces for washing machine and dishwasher, under stairs storage cupboard and radiator.

### FIRST FLOOR LANDING

With access to roof void and airing cupboard housing the hot water cylinder.

### BEDROOM 1

13' 9" x 8' 2" (4.19m x 2.49m) With two UPVC double glazed windows, built-in wardrobe and radiator.

### BEDROOM 2

10' 7" x 7' 9" (3.23m x 2.36m) With UPVC double glazed window and radiator.

### BEDROOM 3

7' 4" x 7' 1" (2.24m x 2.16m) With UPVC double glazed window and radiator.

### BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m) With UPVC double glazed window, vinyl flooring, low level WC and wash hand basin, bath with electric shower over, fully tiled walls, radiator and extractor fan.

### OUTSIDE

To the front of the property there is a driveway providing off-road parking. To the rear there is a garden with block paved seating area and lawn.



### 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](http://mundys.net)

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**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 Gison 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 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.

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**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**

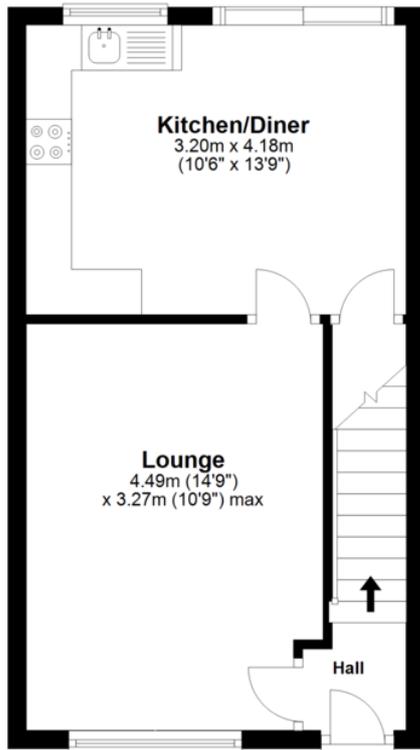
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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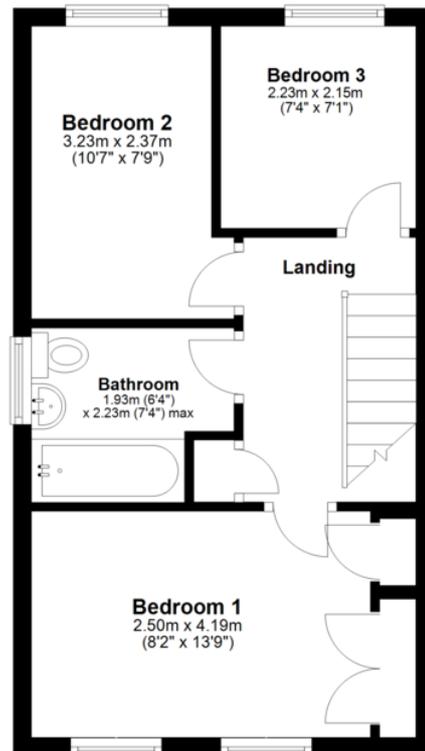
**Ground Floor**

Approx. 32.6 sq. metres (350.7 sq. feet)



**First Floor**

Approx. 33.3 sq. metres (358.1 sq. feet)



**Total area: approx. 65.9 sq. metres (708.8 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**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

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