



23 Lupin Road
Lincoln, LN2 4GB



Book a Viewing!

£209,500

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.





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 an 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 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 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.

Clearings 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

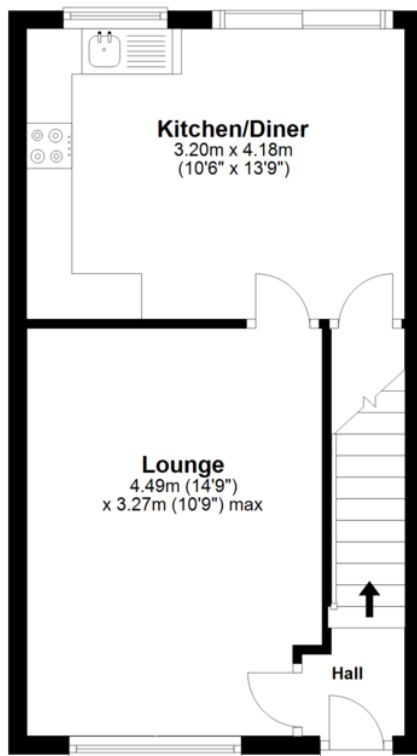
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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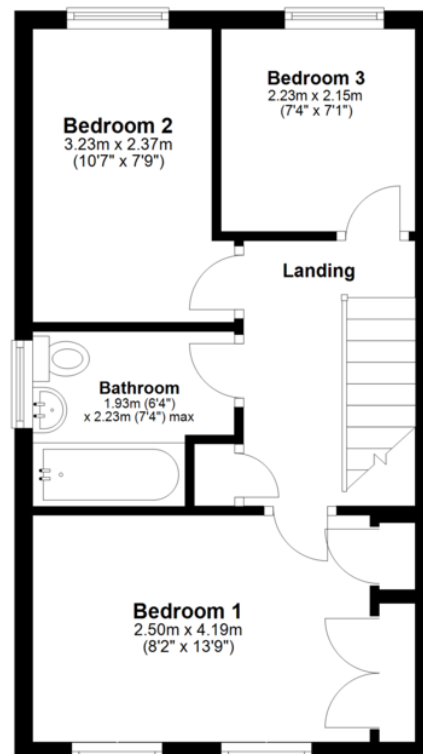
Ground Floor

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

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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