



## 31 Sausthorpe Street

Lincoln, LN5 7XL



Book a Viewing!

**£140,000**

A well presented Three Bedroom Terraced House situated in the convenient Sindil Bank area just to the South of the Cathedral City of Lincoln. The property has internal accommodation comprising of Lounge, Hall, Dining Room, fitted Kitchen, Rear Lobby, Bathroom and a First Floor Landing leading to Three Bedrooms. Outside there is an enclosed rear garden. The property further benefits from residents permit parking. Viewing is highly recommended. NO CHAIN.



## 31 Sausthorpe Street, Lincoln, LN5 7XL

### 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.

### LOUNGE

15' 4" x 11' 9" (4.69m x 3.59m) With double glazed window to the front aspect, laminate flooring and radiator.

### HALL

With staircase to the first floor.

### DINING ROOM

12' 9" x 11' 5" (3.91m x 3.49m) With double glazed window to the rear aspect, under stairs storage cupboard, gas fire set within a decorative fire surround, side storage cupboard, laminate flooring and radiator.

### KITCHEN

12' 0" x 6' 3" (3.67m x 1.91m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, washing machine and dryer, wall mounted gas fired central heating boiler, radiator and double glazed window to the side aspect.

### REAR LOBBY

With space for fridge freezer and door to the rear garden.

### BATHROOM

7' 5" x 6' 3" (2.27m x 1.91m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

11' 1" x 7' 11" (3.39m x 2.42m) With double glazed window to the front aspect, decorative fireplace, over stairs storage cupboard and radiator.

### BEDROOM 2

12' 4" x 7' 1" (3.77m x 2.18m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

9' 6" x 7' 4" (2.91m x 2.24m) With double glazed window to the rear aspect and radiator.

### OUTSIDE

To the rear of the property there is an enclosed yard with two sheds. The property benefits from residents permit parking.



### 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)

### 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 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 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 Agent 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 here in 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.

