



**54 Cecil Street**  
Lincoln, LN1 3AU



Book a Viewing!

**£250,000**

A traditional Bay Fronted Terraced Home, ideally positioned within a highly sought after Uphill location, just a short distance from Lincoln's historic Bailgate and Cathedral Quarter. The well presented living accommodation comprises of Entrance Hall, Bay Fronted Lounge, separate Dining Room, fitted Kitchen, Shower Room, First Floor Landing and Three well proportioned Bedrooms. Outside, the property benefits from a courtyard style front garden and a generous enclosed rear garden and residents' permit parking. An early viewing is highly recommended to fully appreciate the accommodation and enviable location on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – B.

**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

### ENTRANCE HALL

With staircase to the first floor.

### LOUNGE

11' 10" x 11' 8" (3.63m x 3.56m) With double glazed bay window to the front aspect, gas fire set within a decorative fireplace and radiator.

### DINING ROOM

11' 11" x 11' 8" (3.65m x 3.56m) With double glazed window to the rear aspect, under stairs storage cupboard, tiled flooring, decorative brick fireplace and radiator.

### KITCHEN

12' 0" x 6' 4" (3.67m x 1.95m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, integrated fridge freezer, space for washing machine, double glazed window to the side aspect and door to the garden.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled walls, spotlights, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

12' 0" x 11' 8" (3.66m x 3.56m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

### BEDROOM 2

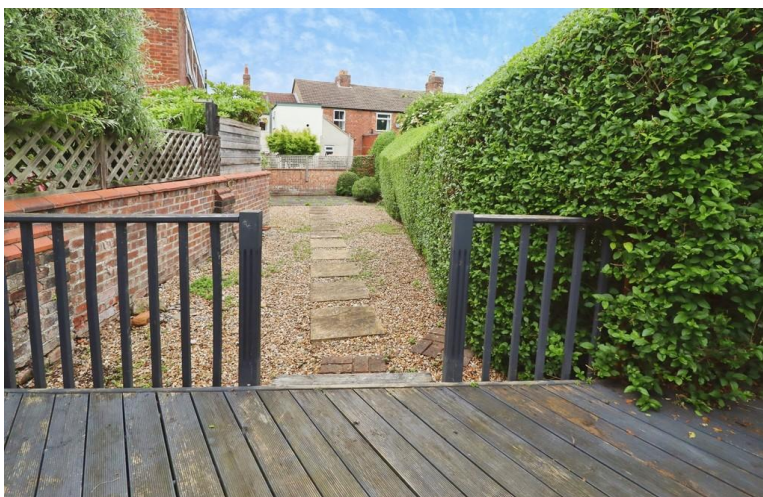
11' 11" x 6' 9" (3.65m x 2.07m) With double glazed window to the rear aspect, fitted wardrobe, laminate flooring and radiator.

### BEDROOM 3

9' 1" x 8' 2" (2.79m x 2.49m) With double glazed window to the rear aspect, airing cupboard housing the wall mounted gas fired central heating boiler, laminate flooring and radiator.

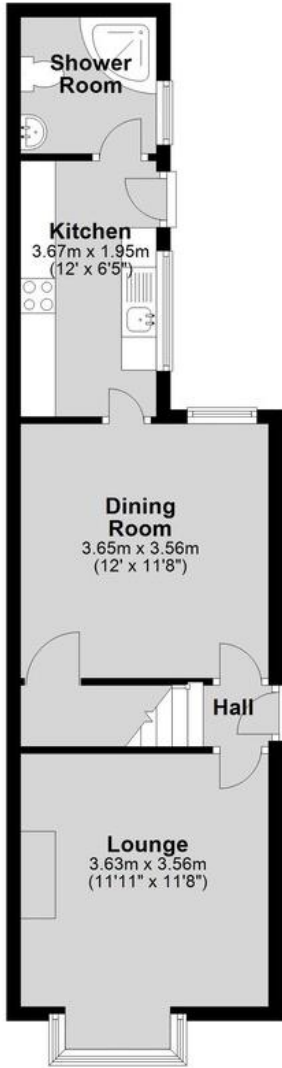
### OUTSIDE

To the front of the property there is a small courtyard garden behind low level brick wall. To the rear of the property there is a private and enclosed rear garden with decked and patio seating areas and low maintenance gravelled areas.



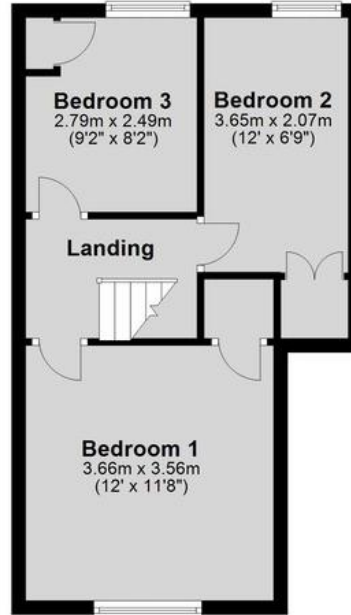
## Ground Floor

Approx. 42.1 sq. metres (452.6 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 76.9 sq. metres (827.2 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](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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water 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.

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 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 are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on 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 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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