



**68 Richmond Road**

Lincoln, LN1 1LH



Book a Viewing!

**£315,000**

A beautifully presented and deceptively spacious four bedroom period terraced home, ideally situated in the highly sought after West End area of Lincoln. Retaining a wealth of character and original features, this impressive property offers generous and versatile accommodation comprising an entrance hall, lounge, dining room, sitting room, kitchen, utility area, ground floor shower room and separate WC. To the first floor are four well proportioned double bedrooms and a further shower room. Outside, the property benefits from a charming courtyard garden to the front and a private enclosed rear garden with lawn and patio areas. Previously operated as a licensed HMO and meeting current requirements, the property offers excellent potential as an investment opportunity or as a substantial family home in one of Lincoln's most desirable locations. Early viewing is highly recommended.





#### 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.

#### ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

#### LOUNGE

12' 10" x 12' 4" (3.93m x 3.77m) With double glazed bay window to the front aspect, decorative fireplace and radiator.

#### DINING ROOM

12' 10" x 11' 0" (3.92m x 3.36m) With double glazed window to the rear aspect, decorative fireplace and radiator.

#### SITTING ROOM

14' 10" x 10' 0" (4.54m x 3.05m) With double glazed window to the side aspect, door to the garden and radiator.



#### KITCHEN

11' 4" x 10' 0" (3.46m x 3.05m) 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, fridge freezer and dishwasher, two double glazed windows to the side aspect, breakfast bar and radiator.

#### UTILITY ROOM

With spaces for washing machine and tumble dryer and wall mounted gas fired central heating boiler.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC and radiator.

#### WC

Fitted with close coupled WC and wall mounted wash hand basin, radiator and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

With radiator.

#### BEDROOM 1

14' 10" x 12' 11" (4.53m x 3.95m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

#### BEDROOM 2

12' 10" x 9' 7" (3.93m x 2.94m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

11' 4" x 10' 0" (3.47m x 3.06m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 4

10' 10" x 9' 2" (3.32m x 2.81m) With two double glazed windows to the front aspect and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

#### OUTSIDE

To the front of the property there is a small courtyard garden behind low level wall. To the rear there is an enclosed garden laid mainly to lawn with patio seating area.



#### 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

<https://www.mundys.net/referral>

#### 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 given 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 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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**KEY FACTS FOR BUYERS**

**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

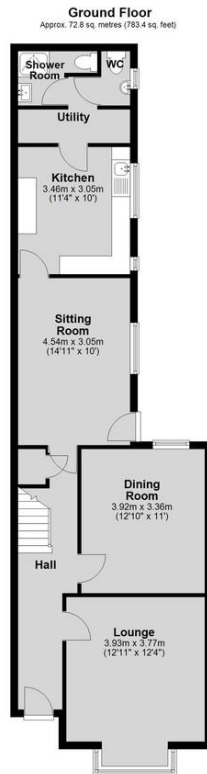
**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE - Freehold.**

**VIEWINGS - By prior appointment through Mundys.**

**BROADBAND - Check the broadband available for this property - [Broadband Checker](#)**

**MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)**



Total area: approx. 140.9 sq. metres (1516.4 sq. feet)

**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.

