



30 Claremont Street

Lincoln, LN2 5BN



Book a Viewing!

£173,500

Ideally situated to the east of the historic Cathedral City of Lincoln, within easy reach of the City Centre, Lincoln Arboretum and Lincoln County Hospital, this spacious three bedroom traditional bay fronted terrace home offers well presented living accommodation throughout. The property comprises an entrance hall, a bright bay fronted lounge, a separate dining room, a modern fitted kitchen, utility area and a generously sized ground floor bathroom. To the first floor, a landing leads to three well appointed bedrooms. Outside, the property benefits from a courtyard garden to the front and an enclosed rear yard, along with residents permit parking. This attractive home would make an ideal first-time purchase or investment opportunity, and 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.

ACCOMODATION

ENTRANCE HALL

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

LOUNGE

11' 11" x 11' 10" (3.64m x 3.63m) With double glazed bay window to the front aspect, exposed floorboards and radiator.

DINING ROOM

14' 11" x 12' 10" (4.56m x 3.93m) With double glazed window to the rear aspect, decorative brick fireplace, laminate flooring and radiator.



KITCHEN

16' 0" x 8' 8" (4.88m x 2.65m) Fitted with a range of wall and base units with work surfaces over, ceramic 1 ½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for American fridge freezer and dishwasher, tiled splashbacks, radiator and double glazed window to the side aspect.

UTILITY AREA

With plumbing for washing machine, wall mounted gas fired central heating boiler and door to the rear garden.

BATHROOM

8' 6" x 8' 0" (2.60m x 2.45m) Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, chrome towel radiator, part tiled walls, tiled flooring, spotlights and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With large walk-in storage cupboard.

BEDROOM 1

15' 2" x 11' 10" (4.63m x 3.63m) With a range of fitted wardrobes, two double glazed windows to the front aspect and radiator.

BEDROOM 2

12' 10" x 7' 7" (3.92m x 2.32m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 11" x 7' 0" (3.96m x 2.15m) With double glazed window to the rear aspect and radiator

OUTSIDE

To the front of the property there is a small courtyard garden behind low level wall. To the rear of the property there is an enclosed rear yard. The property benefits from residents permit parking.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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](#)





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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 thoroughly checked.

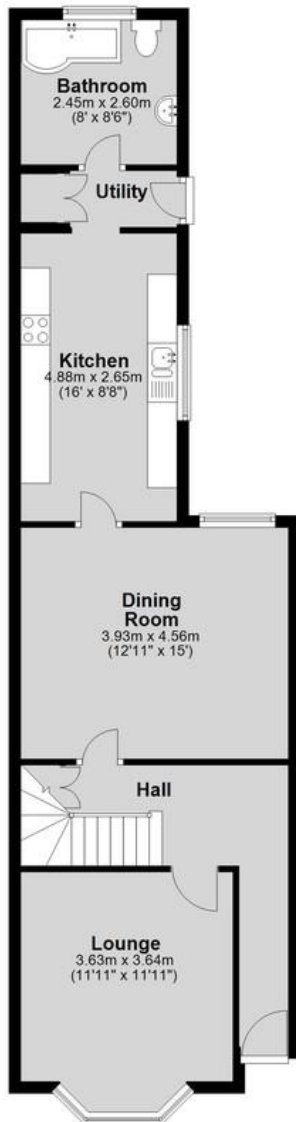
GENERAL

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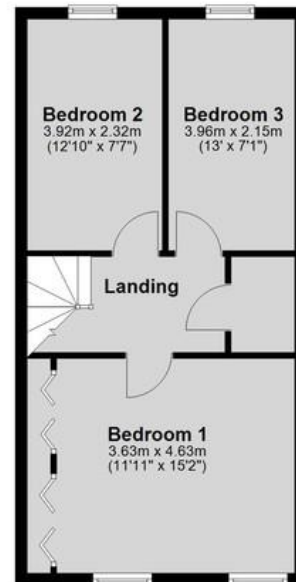
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Ground Floor
Approx. 65.5 sq. metres (705.4 sq. feet)



First Floor
Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 108.5 sq. metres (1168.4 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.



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