

# 161 Winn Street

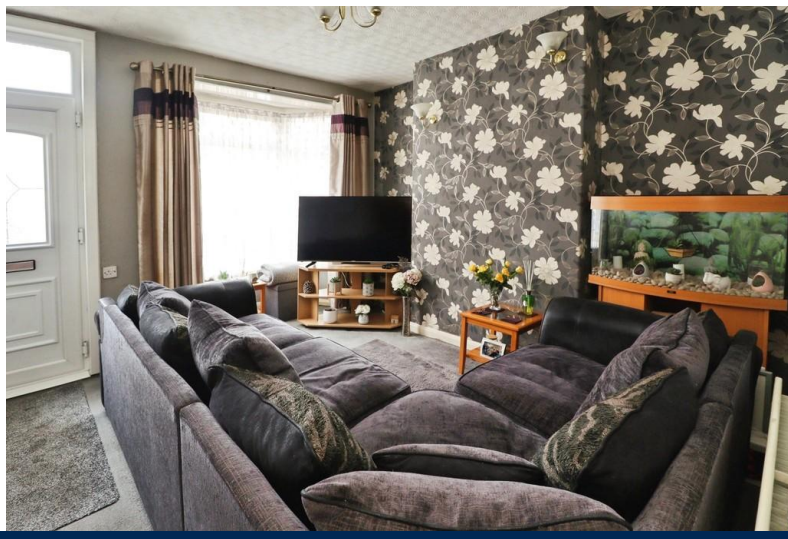
Lincoln, LN2 5EW

Book a Viewing!

## Offers Over £145,000

A spacious and well presented Three Bedroom, Three Storey Terraced Home ideally situated just to the east of Lincoln City Centre. Offering generous living accommodation throughout, the property comprises a bay fronted Lounge, Entrance Hall, separate Dining Room, fitted Kitchen, Bathroom and separate WC. To the First Floor are Two well proportioned Double Bedrooms, with a further spacious Double Bedroom occupying the Second Floor. Externally, the property benefits from a courtyard garden to the front and an enclosed rear garden. Conveniently located close to local amenities, schooling and transport links, this excellent home would suit a range of buyers and viewing is highly recommended.





## 161 Winn Street, Lincoln, LN2 5EW







**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.

**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**

LOUNGE
11' 9" x 11' 9" (3.60m x 3.59m) With main entrance door, double glazed bay window to the front aspect and radiator.

HALL
With staircase to the first floor.

DINING ROOM
12' 2" x 11' 9" (3.73m x 3.60m) With understairs storage cupboard, double glazed window to the rear aspect and radiator.

KITCHEN
10' 9" x 6' 0" (3.30m x 1.83m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and with taps over, spaces for fridge, freezer, washing machine and cooker, tiled splashbacks, radiator, double glazed window to the side aspect and door to the garden.

CLOAKROOM/WC
7' 1" x 4' 4" (2.17m x 1.33m) With close coupled WC, wash hand basin, wall mounted gas fired central heating boiler, tiled splashbacks, radiator and double glazed window to the side aspect.

BATHROOM
8' 8" x 7' 11" (2.65m x 2.43m) Fitted with a three piece suite comprising of panelled bath, wet room shower and wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING
With staircase to the second floor.

BEDROOM 1
11' 9" x 11' 9" (3.59m x 3.59m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2
12' 2 (max)" x 11' 9" (3.71m x 3.59m) With double glazed window to the rear aspect and radiator.

SECOND FLOOR LANDING
With access to the boarded loft space.

BEDROOM 3
14' 4" x 11' 8" (4.37m x 3.57m) With double glazed window to the front aspect, storage cupboard and radiator.

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 with garden shed.



**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

**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 Gilson 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.

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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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

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**01522 510044**

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**LN8 3EH**
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**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 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.

The Property Ombudsman