



10 Linton Street

Lincoln, LN5 7UN



Book a Viewing!

£120,000

Offered for sale with No Onward Chain, this well presented Three Bedroom Mid-Terrace Property is situated within Lincoln's popular student district, just a short distance from the University of Lincoln and the city centre. Ideal for investors and owner-occupiers alike, the property features spacious living accommodation, a modern fitted kitchen, contemporary shower room, and a versatile third bedroom. Outside, there is a secure, low-maintenance rear yard with gated access.

The accommodation briefly comprises an Entrance Hall, Lounge, Open-Plan Kitchen/Diner, modern Shower Room and First Floor Landing leading to Three Bedrooms. Outside there is a secure, low maintenance rear courtyard with gated access.





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

LOUNGE

11' 2" x 10' 9" (3.4m x 3.28m) Accessed directly via a UPVC entrance door, this comfortable reception room features a UPVC double glazed window to the front aspect, exposed brick feature fireplace, laminate flooring and radiator.

HALL

Providing access to both reception rooms with stairs rising to the first floor landing.

DINING ROOM

11' 2" x 10' 7" (3.4m x 3.23m) A spacious second reception room, ideal as a communal dining area, with radiator, under stairs storage cupboard, laminate flooring and feature exposed brick fireplace. A glazed UPVC door provides direct access to the rear courtyard, while the room flows through to the kitchen, creating a practical and sociable living space.



KITCHEN

10' 7" x 5' 8" (3.23m x 1.73m) A modern fitted kitchen with a range of wall and base units, laminate work surfaces, stainless steel sink with drainer and mixer tap, electric oven, electric hob with extractor over, washing machine, fridge freezer and microwave. Tiled flooring completes the space, which flows directly through from the dining room and provides access to the shower room.

SHOWER ROOM

Modern fitted suite comprising of a shower cubicle with mains shower, wash hand basin with vanity storage, WC, radiator, extractor fan, tiled flooring and a frosted UPVC window to the rear aspect.

FIRST FLOOR LANDING

Providing access to all three bedrooms.

BEDROOM 1

11' 2" x 10' 4" (3.4m x 3.15m) A double bedroom with UPVC window, radiator and over stairs storage cupboard.

BEDROOM 2

10' 9" x 6' 1" (3.28m x 1.85m) A second double bedroom with UPVC window and radiator.

BEDROOM 3

7' 7" x 7' 6" (2.31m x 2.29m) A versatile third bedroom currently utilised as a study/dressing room with UPVC window and radiator.

OUTSIDE

To the rear of the property there is a secure, low maintenance courtyard garden, providing a practical outdoor space for tenants. The yard is predominantly block paved with dedicated bin storage and gated access leading to the front of the property via a shared passageway.

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 Mundy's.

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

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





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

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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

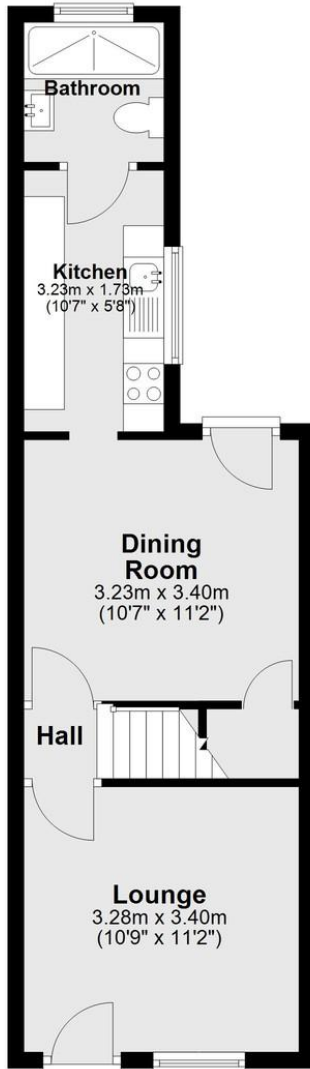
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given the ethical:

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.
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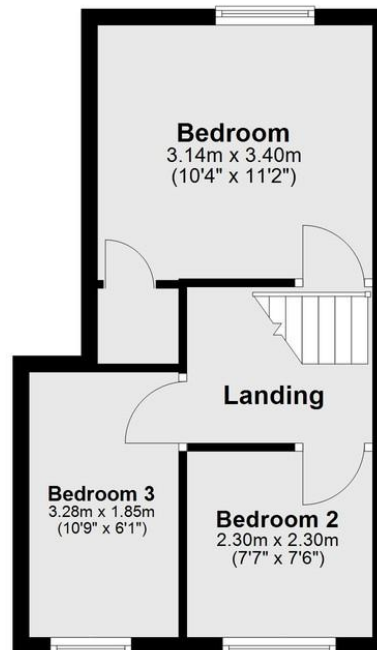
Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 63.2 sq. metres (680.0 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.

