



68 Cross Street

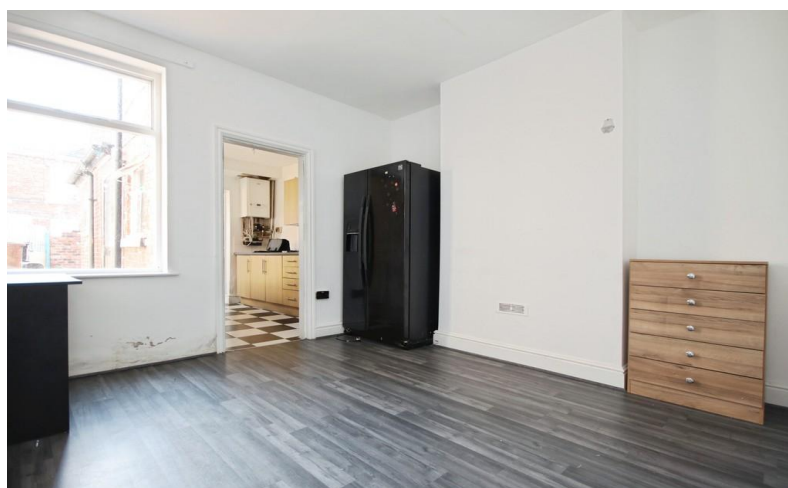
Lincoln, LN5 7UX



Book a Viewing!

£115,000

A spacious Three Bedroom Mid Terrace Home situated within the popular Sincil Bank area, offered for sale with No Onward Chain. Ideally suited to first time buyers or investors, the property offers flexible living accommodation with two reception rooms, three double bedrooms and a low maintenance rear yard, all within easy reach of Lincoln High Street, the City Centre and a wide range of local amenities. The accommodation comprises of an entrance hall, lounge, dining room, fitted kitchen, rear lobby and family bathroom to the ground floor, with a first floor landing leading to three double bedrooms. Outside, the property benefits from a low maintenance rear yard with gated pedestrian access and permit parking to the front.



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 laminate flooring and access to the principal reception rooms.

LOUNGE

11' 3" x 7' 7" (3.43m x 2.31m) A front facing reception room with window, radiator and lino flooring. Previously utilised as a ground floor bedroom, offering flexibility to suit a variety of buyers.

DINING ROOM

11' 3" x 11' 1" (3.43m x 3.38m) A spacious second reception room with laminate flooring, radiator, useful understairs storage cupboard and window overlooking the rear aspect.

KITCHEN

Fitted with a range of wall and base units, complementary work surfaces incorporating a stainless steel sink with hot and cold taps. Benefiting from a gas cooker, tiled splashbacks, wall mounted gas combination boiler, spaces for a fridge/freezer and washing machine, tiled flooring, radiator and two windows to the side aspect.

REAR PORCH

With tiled flooring continuing through from the kitchen and glazed door providing access to the rear yard.

BATHROOM

Fitted with a three piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, tiled flooring, radiator, extractor fan and frosted window, accessed via a sliding door.

FIRST FLOOR LANDING

Providing access to all three bedrooms.

BEDROOM 1

11' 3" x 11' 1" (3.43m x 3.38m) A spacious front facing double bedroom with window, radiator and useful over stairs storage cupboard.

BEDROOM 2

11' 4" x 7' 8" (3.45m x 2.34m) A rear facing double bedroom with UPVC double glazed window, radiator and lino flooring.

BEDROOM 3

10' x 6' 6" (3.05m x 1.98m) A further double bedroom overlooking the rear aspect with UPVC double glazed window, radiator and lino flooring.

OUTSIDE

To the front of the property there is permit on-street parking. To the rear is a low maintenance enclosed yard with gated pedestrian access to the rear service passage, creating a practical outdoor space that is easy to maintain.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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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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