



20 Lupin Road
Lincoln, LN2 4GD



Book a Viewing!

£175,000

A Three Bedroom Semi Detached Home offered for sale with No Onward Chain, presenting an excellent renovation opportunity for buyers looking to modernise throughout and create a home to their own specification. Requiring a comprehensive programme of updating, the property offers excellent scope to add value and benefits from driveway parking, a detached single garage and gardens to the front and rear, making it an ideal project for investors, developers or buyers seeking a property with genuine potential. The accommodation comprises of an Entrance Hall, Lounge and Kitchen/Diner to the ground floor, with a First Floor Landing providing access to Three Bedrooms and a Family Bathroom. Outside, the property benefits from off-road parking, a detached garage and enclosed rear garden.



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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 radiator and stairs rising to the first floor landing.

LOUNGE

14' 9" x 10' 7" (4.5m x 3.23m) A front facing reception room with UPVC double glazed window, radiator and wall mounted electric fire.

KITCHEN/DINER

13' 8" x 10' 7" (4.17m x 3.23m) Fitted with a range of wall and base units incorporating work surfaces and sink unit. Benefiting from tiled flooring, radiator, useful under stairs storage cupboard, UPVC double glazed window overlooking the rear garden and sliding patio doors providing direct access outside.

FIRST FLOOR LANDING

With access to all three bedrooms, family bathroom, loft space and airing cupboard housing the hot water cylinder.

BEDROOM 1

13' 9" x 9' 6 max" (4.19m x 2.9m) A front facing double bedroom with two UPVC double glazed windows and radiator.

BEDROOM 2

10' 7" x 7' 9 max" (3.23m x 2.36m) A rear facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 3

7' 4" x 7' (2.24m x 2.13m) A versatile third bedroom overlooking the rear garden, ideal as a nursery, home office or single bedroom, with UPVC double glazed window and radiator.

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, lino flooring, radiator and a frosted UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property there is a lawned garden together with a driveway providing off-road parking for two vehicles, leading to a detached single garage. Gated side access leads through to the rear garden.

The rear garden offers excellent potential for landscaping and improvement, with a small paved patio area, mature planting and pedestrian access to the detached garage.

GARAGE

17' x 7' 11" (5.18m x 2.41m) A detached single garage fitted with an up-and-over door to the front and a pedestrian door providing convenient access to the rear garden.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (Lincoln City Council).

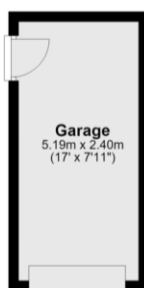
TENURE - Freehold.

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

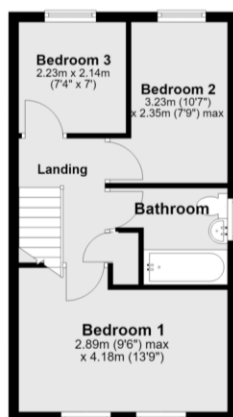
MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

Ground Floor
Approx. 45.1 sq. metres (485.4 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 77.7 sq. metres (836.3 sq. feet)

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.

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

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 550888 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. These 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 with reference 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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