



36 Kingsley Street

Lincoln, LN1 3JN



Book a Viewing!

£195,000

A traditional and spacious three bedroom terraced home, ideally situated within the highly regarded Uphill area of Lincoln. The property was previously used as a C4 House in Multiple Occupation (HMO), and offers well-presented accommodation with a wealth of character. The property briefly comprises a welcoming Entrance Hall, bay-fronted Lounge, separate Dining Room, stylish fitted Kitchen and Bathroom. The First Floor Landing leads to three well-proportioned Bedrooms. Outside, the property benefits from an enclosed rear garden and on-street parking. An appealing character home in a sought-after location, ideally placed for access to the City Centre and a wide range of local amenities. Viewing is highly recommended to fully appreciate the space, character and excellent position this fine property has to offer. NO CHAIN.





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

ENTRANCE HALL

With staircase to the first floor and laminate flooring.

LOUNGE

12' 2" x 10' 2" (3.72m x 3.10m) With double glazed window to the front aspect feature fireplace, laminate flooring and radiator.

DINING ROOM

12' 5" x 10' 10" (3.79m x 3.31m) With double glazed window to the rear aspect, storage cupboards, under stairs cupboard, laminate flooring and radiator.





KITCHEN

11' 6" x 7' 1" (3.51m x 2.17m) With a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extra extractor fan, spaces for fridge freezer and washing machine, tiled splashbacks, laminate flooring, double glazed window to the side aspect and door to the garden.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

BEDROOM 1

12' 2" x 7' 0" (3.72m x 2.14m) With double glazed window to the front aspect, decorative fireplace and radiator.

BEDROOM 2

10' 11" x 8' 8" (3.35m x 2.65m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 4" x 6' 6" (3.76m x 1.99m) With double glazed window to the rear aspect and radiator.



OUTSIDE

To the rear of the property there is an enclosed gravelled garden with a patio seating area. The property also benefits from on street 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.

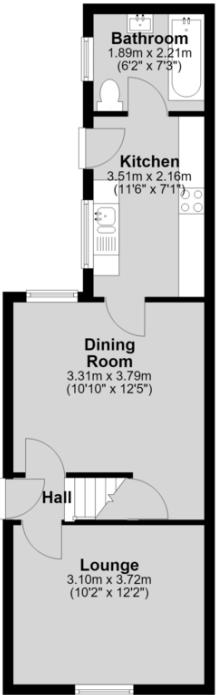
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

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





Ground Floor
Approx. 39.9 sq. metres (430.0 sq. feet)



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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.

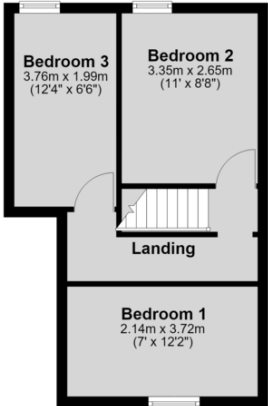
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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- 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.
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First Floor
Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 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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