



**19 Scorer Street**

Lincoln, LN5 7XD



Book a Viewing!

**£120,000**

A well presented two bedroom mid-terrace property situated within the popular Sincil Bank area of Lincoln, offered for sale with no onward chain. Presented in relatively good condition throughout, the property offers an excellent opportunity for a first time buyer looking to step onto the property ladder or an investor seeking a property in a consistently popular rental location, whilst also providing scope for the next owner to add their own style and personal touches. The property offers spacious and versatile accommodation, comprising two reception rooms, a fitted kitchen with adjoining utility space and a first-floor bathroom, together with two well proportioned double bedrooms. Externally, there is a low-maintenance rear yard and permit on-street parking to the front.





#### LOCATION

Situated within the popular Sincil Bank area of Lincoln, the property occupies a particularly convenient position for both owner occupiers and investors. Lincoln High Street and the city centre are within easy reach, with the bus and train stations approximately a 10-minute walk away, providing excellent connections for commuters and those travelling further afield.

The location is particularly popular with tenants, making the area an established choice for buy-to-let investors, whilst the affordability and convenient city location also make it an attractive option for first-time buyers. Lincoln City Football Club is nearby, whilst heading away from the city centre brings you to the expansive South Common, offering a fantastic open green space for walking, exercise and recreation.

#### ACCOMMODATION

##### LOUNGE

11' 1" x 10' 11" (3.38m x 3.33m) Accessed via the front entrance door, the lounge provides a welcoming reception room with UPVC double glazed window to the front aspect and radiator.



#### HALL

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

#### DINING ROOM

11' 1" x 10' 9" (3.38m x 3.28m) A useful second reception room with UPVC double glazed window overlooking the rear, radiator and useful built-in storage cupboards.

#### KITCHEN

10' 3" x 5' 6" (3.12m x 1.68m) Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink with hot and cold mixer taps. Further benefiting from a gas hob, electric oven, tiled splashbacks, tiled flooring and wall mounted gas combination boiler. Two UPVC double glazed windows to the side aspect provide natural light, whilst a door gives access to the rear yard. The kitchen also opens directly into the adjoining utility space.



#### UTILITY ROOM

5' 6" x 5' 1" (1.68m x 1.55m) A particularly useful additional space with worktop, plumbing and spaces for a washing machine and further appliances. Three UPVC double glazed windows to the rear and side aspects provide plenty of natural light, whilst the tiled flooring continues seamlessly from the kitchen and a radiator completes the space.

#### FIRST FLOOR LANDING

Providing access to both bedrooms and the family bathroom.



#### BEDROOM 1

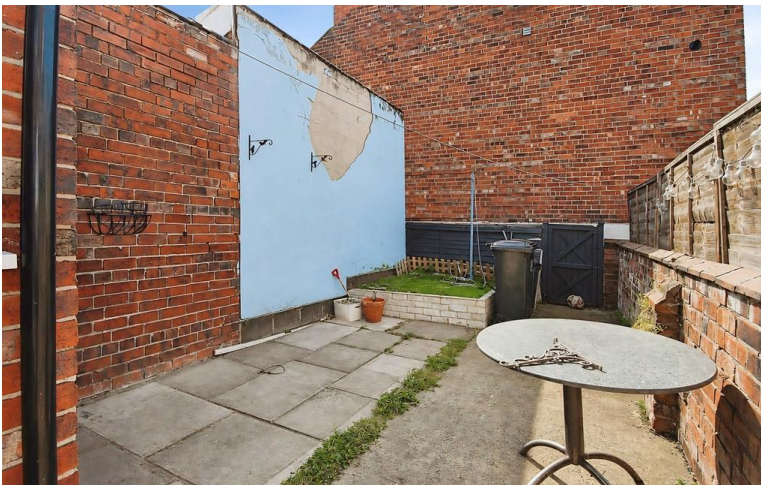
11' 4" x 11' 1" (3.45m x 3.38m) A spacious front facing double bedroom featuring an attractive feature fireplace, radiator and UPVC double glazed window to the front aspect.

#### BEDROOM 2

11' x 7' 1" (3.35m x 2.16m) A further double bedroom with UPVC double glazed window overlooking the rear aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising bath, WC and pedestal wash hand basin. Further benefiting from tiled splashbacks, laminate flooring, extractor fan and frosted UPVC double glazed window to the side aspect.



#### OUTSIDE

To the rear of the property there is a low maintenance enclosed yard, featuring a patio area and pedestrian gate providing convenient access. To the front, there is permit on-street parking available.

## 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](#)

#### 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](https://www.mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

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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

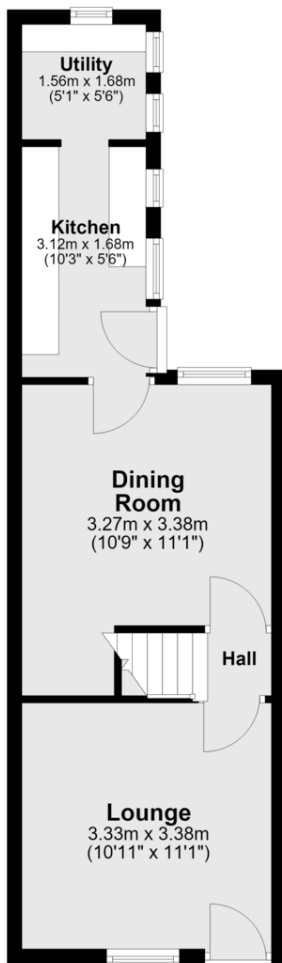
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

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 whatsoever 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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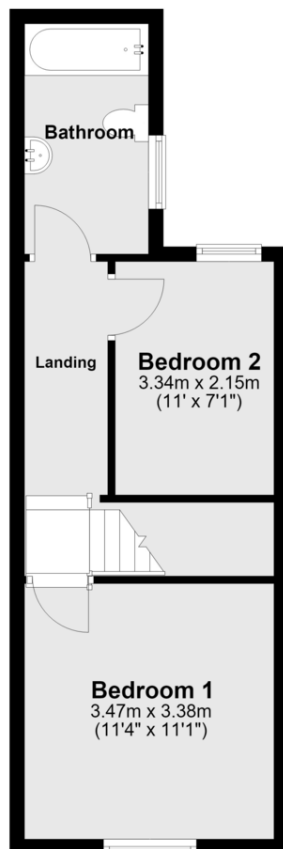
### Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.9 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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