



**7 Francis Street**

Lincoln, LN1 3EJ

**£320,000**

A detached three bedroom three storey modern home with internal accommodation briefly comprises of Main Entrance Hall, Downstairs WC, approx. 23ft Open Plan Living, Dining and Kitchen Area, First Floor Landing leading to two Bedrooms and Family Bathroom and Second Floor Landing leading to the Master Bedroom with En-Suite. Outside there is an integral garage and a rear courtyard garden. The property is located within the sought-after Uphill area of Lincoln and is within close proximity to the Bailgate, Castle and Lincoln Cathedral. Viewing of the property is highly recommended.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B

**COUNCIL TAX BAND** – C

**LOCAL AUTHORITY** – Lincoln City Council.

**TENURE** – Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Located in the prime Uphill Area of the historic Cathedral and University City of Lincoln, within close proximity to the popular Bailgate, Castle and Cathedral. Further amenities are available along Burton Road and there is also easy access to Lincoln City Centre.



## ACCOMMODATION

### MAIN ENTRANCE HALL

With double glazed main entrance door, central heating thermostat, radiator and courtesy door to Integral Garage.

### CLOAKROOM

With WC, wash hand basin in vanity unit, radiator and extractor fan.

### OPEN PLAN LIVING, DINING AND KITCHEN

(7.11m x 4.27m) 23' 4" x 14' 0"

### KITCHEN AREA

Fitted with a range of quality wall, base units and drawers with work surfaces over, fitted oven and induction hob with extractor fan over, integral microwave, dishwasher, fridge and freezer, part-tiled surround, 1½ bowl sink unit and drainer, inset spotlights, radiator and stairs rising to the First Floor Landing.

### LIVING/DINING AREA

With feature double glazed Bi-fold doors leading to the rear courtyard garden, feature wall radiator, inset spotlights, TV point and partial glass roof.

### FIRST FLOOR LANDING

With two radiators, uPVC window to rear elevation and stairs rising to the Second Floor Bedroom.

### BEDROOM 2

13' 10" x 10' 6" (4.22m x 3.2m) With two uPVC windows to front elevation and radiator.

### BEDROOM 3

9' 10" x 7' 4" (3m x 2.24m) With uPVC window to rear elevation and radiator.

### BATHROOM

7' 5" x 6' 2" (2.26m x 1.88m) With suite to comprise of bath with shower attachment, WC and wash hand basin in vanity unit, towel radiator, part-tiled surround, inset spotlights, extractor fan and uPVC window to side elevation.

### SECOND FLOOR LANDING

Leading to the Master Bedroom.

### MASTER BEDROOM

13' 10" (min) 18' 2" (max) x 10' 9" (4.22m x 3.28m) With uPVC window to front elevation, two Velux windows, TV point and two radiators.

### EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin in vanity unit, towel radiator, Velux window, shaver point, part-tiled surround, extractor fan and inset spotlights to ceiling.

### OUTSIDE

To the rear of the property there is a courtyard garden with an artificial grass area and flowerbeds.



## INTEGRAL GARAGE

14' 9" x 8' 7" (4.5m x 2.62m) With an up and over door, light, power and housing the Ideal gas-fired central heating boiler.

### 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](http://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.

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### 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 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.

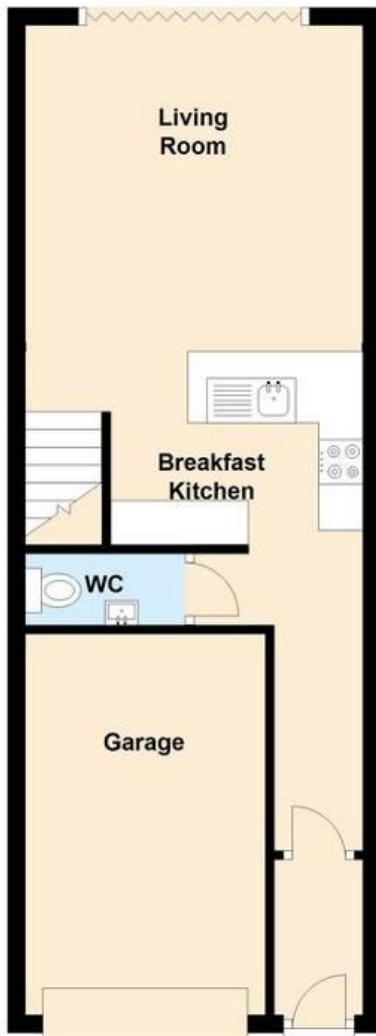
### GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor



## First Floor



## Second Floor



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LN2 1AS

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