



45 Hope Street
Lincoln, LN5 7UJ



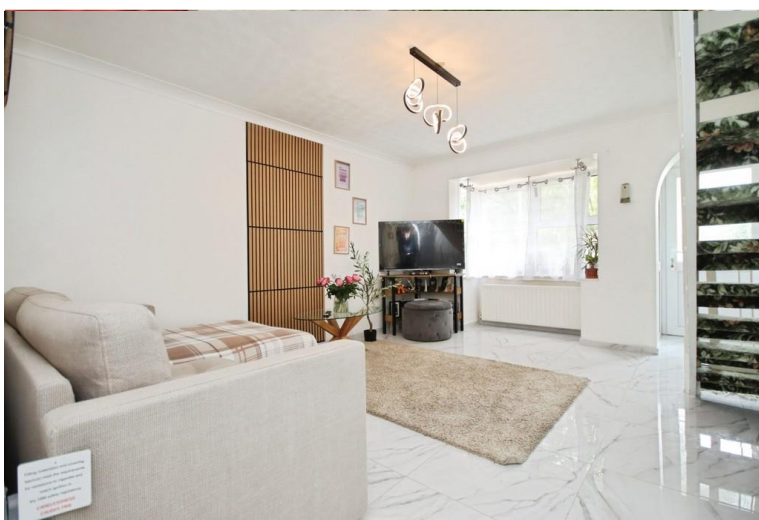
Book a Viewing!

£170,000

A well positioned Two Bedroom Semi-Detached Home, tucked away within the popular Sincil Bank area of Lincoln and offering a great opportunity for first time buyers and investors. The property is presented in good condition throughout and offers comfortable accommodation with scope for the next owner to add their own style.

The property benefits from a modern fitted kitchen, separate utility area/conservatory, two double bedrooms and a family bath room, whilst externally there is a secure and spacious rear garden and detached garage. The modern gas combination boiler and useful additional storage further add to the practicality of the home.





LOCATION

Situated within the ever-popular Sincil Bank area of Lincoln, the property enjoys a tucked-away position whilst remaining within easy reach of Lincoln City Centre. The location is particularly popular with first-time buyers and investors, with Lincoln High Street, local shops and everyday amenities all readily accessible. Excellent transport links provide convenient access throughout the city and further afield, whilst the surrounding area offers a good range of leisure and recreational facilities.

ACCOMMODATION

LOUNGE

14' 6" x 12' 5" (4.42m x 3.78m) A welcoming front facing reception room with UPVC double glazed window to the front aspect, tiled flooring and radiator. Stairs lead to the first floor landing and an open connection through to the dining area.

DINING AREA

7' 7" x 6' 5" (2.31m x 1.96m) A useful dining space with room for a family dining table, radiator and tiled flooring continuing through from the lounge. The room flows directly into the kitchen, creating a practical connection between the principal living spaces.





KITCHEN

7' 7" x 5' 8" (2.31m x 1.73m) A modern fitted kitchen comprising a range of wall and base units with complementary laminate worktops. Features include a gas hob, electric oven, extractor, stainless steel sink with mixer tap and space for a washing machine. A UPVC double glazed window overlooks the rear aspect, whilst spotlights and the wall mounted gas combination boiler complete the space.

CONSERVATORY/UTILITY AREA

A useful and versatile additional space, this conservatory is currently utilised as a practical utility area. Featuring tiled flooring, lighting and plumbing for appliances, the room provides excellent additional storage and workspace, with sliding door access from the dining area and further direct access out to the rear garden.



FIRST FLOOR LANDING

Providing access to both bedrooms, the family bathroom and useful built-in airing cupboard storage.

BEDROOM 1

12' 5 max" x 11' 6 max" (3.78m x 3.51m) A spacious front facing double bedroom with two UPVC double glazed windows to the front aspect, built-in sliding mirrored wardrobe storage and radiator.

BEDROOM 2

9' 7" x 6' 7" (2.92m x 2.01m) A further double bedroom with UPVC double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising WC, vanity wash hand basin with storage and shower cubicle. Finished with tiled flooring, tiled wall splashbacks, LED mirror, radiator and frosted UPVC double glazed window to the rear aspect.

OUTSIDE

To the rear of the property there is a good-sized, securely enclosed garden, offering a combination of lawn and paved areas with pedestrian access to the side of the property. The garden provides a useful outdoor space for relaxing, entertaining or enjoying the warmer months, together with access to the detached garage.

To the front of the property there is driveway parking for multiple vehicles.



GARAGE

20' 6" x 7' 10" (6.25m x 2.39m) A useful detached garage fitted with an up-and-over door, pedestrian access, power and lighting.



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.

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](#)

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 – HOW WE MAY REFER YOU TO

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

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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.

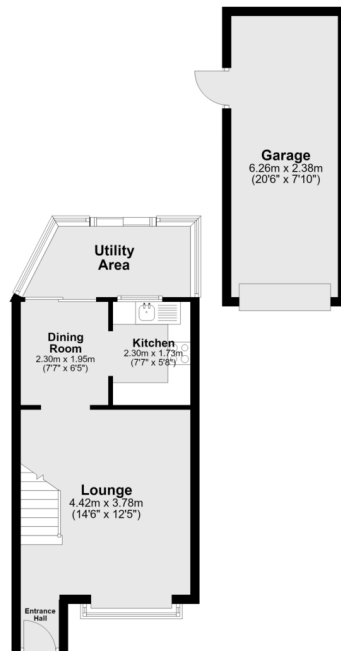
GENERAL

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 their own use and the vendors (Lessors) for whom they act as Agents given notice that:

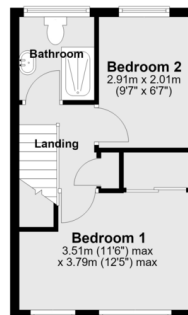
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundys is trading in the name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor
Approx. 24.6 sq. metres (265.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.7 sq. feet)

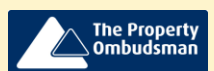
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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 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.



www.mundys.net