



14 Carlton Street

Lincoln, LN1 3HX



Book a Viewing!

£125,000

A two-bedroom mid-terrace property positioned in this popular location just off Burton Road, in Uphill Lincoln. The property is being sold with No Chain and offers internal accommodation comprising a Lounge, fitted Dining Kitchen and First Floor Landing giving access to two Bedrooms and a Bathroom. There is on-street parking to the front and a garden to the rear.



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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.

LOUNGE

11' 2" x 10' 1" (3.42m x 3.08m) With UPVC window and door to the front, wood flooring, radiator and electric fire with hearth surround.

KITCHEN/DINER

11' 3" x 10' 1" (3.45m x 3.08m) With UPVC window and door to the rear, fitted with base units with work surfaces over, stainless steel sink and drainer with mixer tap, spaces for cooker, washing machine and fridge, wall-mounted cupboards with complementary tiling, wall-mounted gas central heating boiler, under-stairs storage cupboard, radiator and space for a dining table.

FIRST FLOOR LANDING

Giving access to two bedrooms and the bathroom.

BEDROOM 1

11' 1" x 10' 8" (3.40m x 3.27m) With UPVC window to the front and radiator.

BEDROOM 2

6' 4" x 10' 1" (1.94m x 3.08m) With UPVC window to the rear and radiator.

BATHROOM

4' 0" x 6' 2" (1.24m x 1.89m) Fitted with a suite comprising WC, wash hand basin and bath, tiled walls and a radiator.

OUTSIDE

To the front there is on-street parking. To the rear there is a lawned garden with paved seating area.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (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.

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.

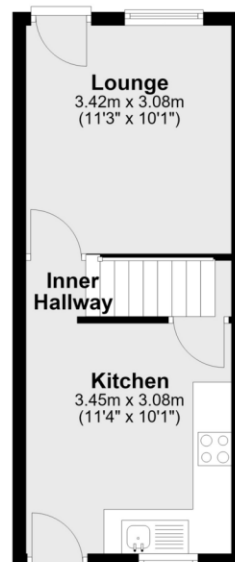
GENERAL

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 give notice that:

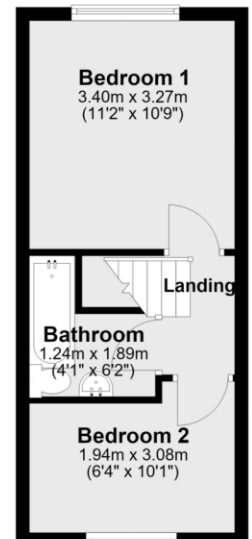
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 24.3 sq. metres (261.9 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.0 sq. feet)



Total area: approx. 48.6 sq. metres (522.9 sq. feet)

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Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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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