



37 Cromwell Street

Lincoln, LN2 5LP



Book a Viewing!

£165,000

Ideally situated to the east of the Cathedral City of Lincoln, this spacious Three Bedroom Bay Fronted Terraced Home offers generous and well presented accommodation arranged over three floors. The accommodation comprises a bright and welcoming sitting room with bay window, a separate lounge, a modern fitted kitchen, rear lobby and a contemporary shower room. To the first floor are two generous double bedrooms, whilst the second floor provides a further spacious double bedroom together with an additional WC. Outside, the property benefits from an enclosed rear garden offering an ideal space for outdoor seating and entertaining. Appealing to first time buyers and investors alike, this attractive home is conveniently located for local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate the accommodation on offer.





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

SITTING ROOM

11' 10" x 10' 10" (3.63m x 3.32m) With double glazed bay window to the front aspect, main entrance door, laminate flooring and radiator.

HALL

With staircase to the first floor.

LOUNGE

12' 0" x 11' 10" (3.67m x 3.63m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.



KITCHEN

9' 3" x 6' 6" (2.83m x 1.99m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob and extractor fan, wall mounted gas fired central heating boiler, spaces for washing machine and fridge freezer, tiled splashbacks, radiator, double glazed window to the side aspect.

REAR LOBBY

With cupboard housing the wall mounted gas fired central heating boiler and door to the garden.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With staircase to the second floor.

BEDROOM 2

11' 11" x 11' 0" (3.64m x 3.37m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 10" x 8' 5" (3.63m x 2.57m) With double glazed window to the rear aspect and radiator.

SECOND FLOOR LANDING

BEDROOM 1

11' 10" x 10' 11" (3.63m x 3.34m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

SEPARATE WC

With wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks and radiator.

OUTSIDE

To the rear there is an enclosed garden, gravelled for ease of maintenance, with block paved and paved patio seating areas.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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](#)





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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.

GENERAL

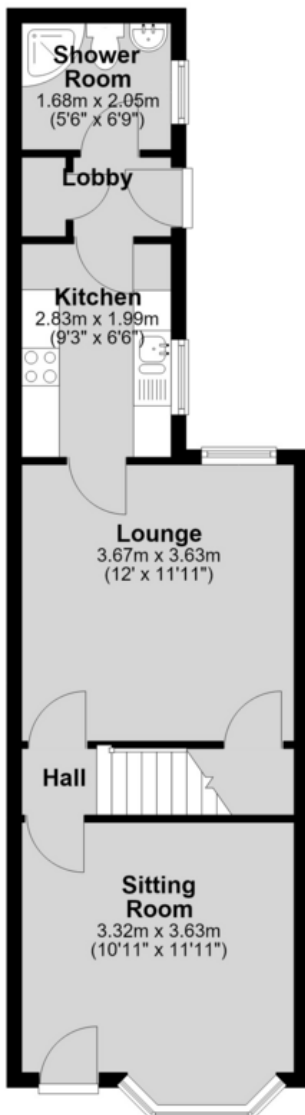
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1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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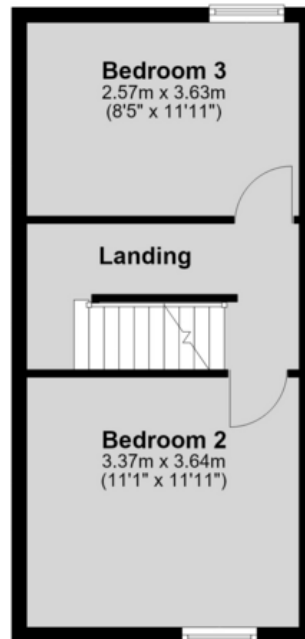
Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



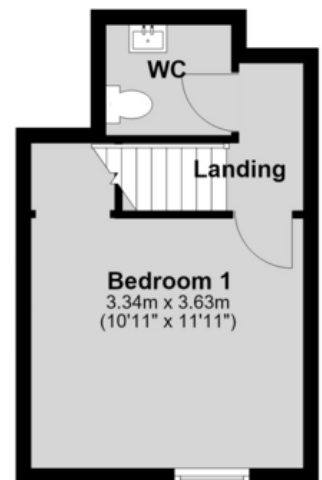
First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.9 sq. feet)



Total area: approx. 90.0 sq. metres (968.6 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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