

67 Larne Road

Lincoln, LN5 9TP

Book a Viewing!

£160,000

A well-presented two bedroom end terraced property, offering modern stylish living accommodation comprising of Entrance Vestibule, open plan Living Dining Kitchen with a range of fitted appliances, Garden Room with views of the countryside and a lake to the rear and stairs rising to the First Floor Landing giving access to two well-appointed Bedrooms and a Wet Room. Outside there is a garden to the front, gated access to the side and a garden to the rear.





Larne Road, Lincoln, LN5 9TP







LOCATION
Waddington is one of the popular cliff villages located to the south of Lincoln and offers a wide range of local amenities including schools, shops, public houses and regular bus services. The property enjoys convenient access to the historic Cathedral and University City of Lincoln, which provides an extensive range of High Street shops, department stores, banking facilities, a multiplex cinema, marina and supermarkets.

ACCOMMODATION

ENTRANCE
With UPVC window and door to the front aspect and archway leading into the open plan Living Kitchen Dining room.

LIVING DINING KITCHEN
22' 4" x 12' 11" (6.81m x 3.95m)
The Kitchen has wooden flooring, stairs to the First Floor Landing, fitted with a range of modern base units and drawers with wooden work surfaces over, composite sink with mixer tap over, integral oven, electric hob with extraction above, centre island, spaces for a fridge freezer and washing machine, wall-mounted cupboards and complementary splashbacks.









The Lounge has an exposed brick fireplace with electric fire, UPVC window to the Garden Room, feature radiator and wooden flooring.

GARDEN ROOM
9' 4" x 12' 2" (2.86m x 3.71m) With windows to the side aspects and sliding doors to the rear garden.

LANDING
Giving access to two Bedrooms and the Wet Room

WET ROOM
5' 0" x 5' 10" (1.54m x 1.79m) With tiled walls, towel radiator, WC, wash hand basin in a vanity cupboard, extractor fan and shower.

BEDROOM 1
11' 5" x 12' 11" (3.48m x 3.95m) With UPVC window to the rear aspect and radiator.

BEDROOM 2
9' 11" x 6' 9" (3.03m x 2.08m) With UPVC window to the front aspect and radiator.

OUTSIDE
To the front of the property there is a lawned garden with a path to the front door and flowerbeds. To the side of the property there is gated access to the rear garden. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and a gate to the rear of the property where there is fantastic views over a lake and open countryside.

GARAGE

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

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

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
https://www.mundys.net/referrals/

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.

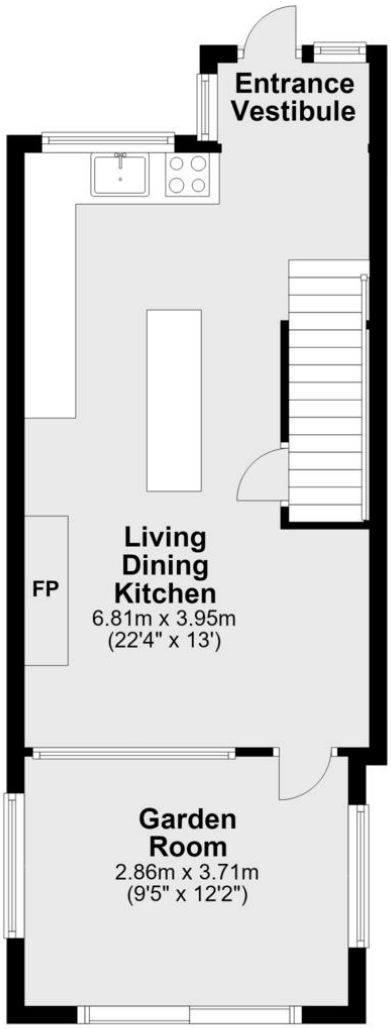
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

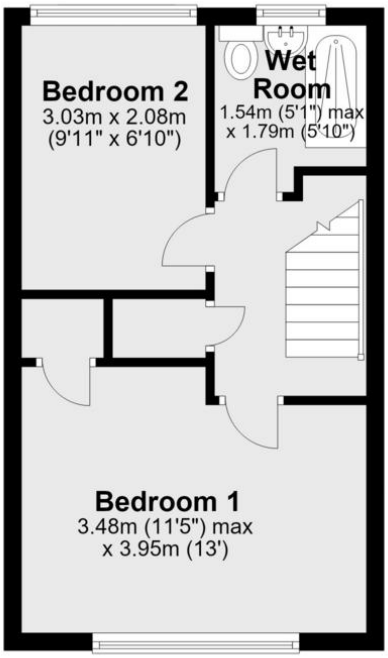
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading 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



First Floor



For Illustration Purposes Only
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
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 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.

The Property Ombudsman