



33 Sincil Bank

Lincoln, LN5 7TJ



Book a Viewing!

£135,000

Situated within the highly convenient Sincil Bank area of Lincoln, just south of the City Centre, this spacious Three Bedroom End Terrace Property benefits from the rare and highly sought after advantage of off-street parking. The accommodation comprises an entrance hall, comfortable lounge, spacious kitchen/dining room and family bathroom to the ground floor. To the first floor, there are three well proportioned bedrooms accessed from the landing. Externally, the property enjoys an enclosed rear garden, providing a private outdoor space, as well as a gated off-street parking area, an exceptional feature for properties within this popular location. Offering generous living accommodation, excellent convenience for the City Centre, local amenities and transport links, this property represents an ideal opportunity for first time buyers, families and investors alike. Early viewing is highly recommended to fully appreciate the space and practicality on offer. NO CHAIN.





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

HALL

With staircase to first floor and radiator.

LOUNGE

12' 2" x 11' 6" (3.72m x 3.51m) With two double glazed windows to the front aspect, electric fire and radiator.

KITCHEN/DINER

19' 7" x 15' 8" (5.97m x 4.79m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge, freezer, washing machine and tumble dryer, eye level electric oven, gas hob, tiled splashbacks and flooring, under stairs storage cupboard with double glazed window to the side aspect and housing the wall mounted gas fired central heating boiler, decorative fireplace, radiator, double glazed window to the side aspect and door to the rear garden.





BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, towel radiator, part tiled walls, tiled flooring and double glazed windows to the side and rear aspects.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 10" x 11' 5" (3.61m x 3.50m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

BEDROOM 2

11' 6" x 7' 6" (3.51m x 2.31m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 8" x 8' 1" (2.65m x 2.48m) With double glazed window to the front aspect and radiator.

OUTSIDE

To the rear of the property there is an enclosed garden laid to patio and artificial lawn. There is a gated area of off-street parking.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

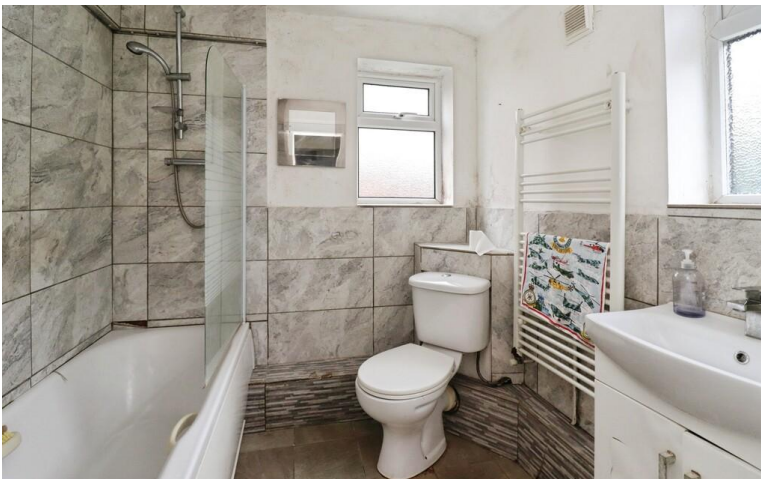
COUNCIL TAX BAND — A (Lincoln City Council).

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

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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 these 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

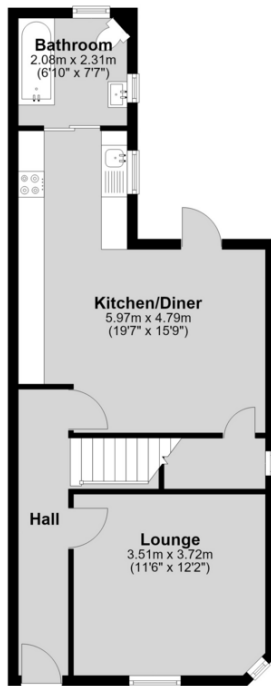
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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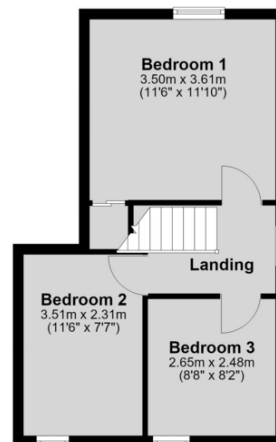
Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 82.8 sq. metres (891.8 sq. feet)

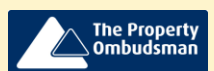
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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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