

61 Mount Street

Lincoln, LN1 3JF

Book a Viewing!

£350,000

NO ONWARD CHAIN - PRIME UPHILL LOCATION. Bay-fronted three bedroom semi-detached home offered for sale with no onward chain, occupying a highly desirable Uphill Lincoln position just off Burton Road. Full of character and original features, the property benefits from spacious accommodation throughout, original wood flooring, a substantial basement level providing excellent storage and a beautifully landscaped rear garden. The accommodation comprises of an entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, full-width basement, driveway parking and landscaped rear garden.





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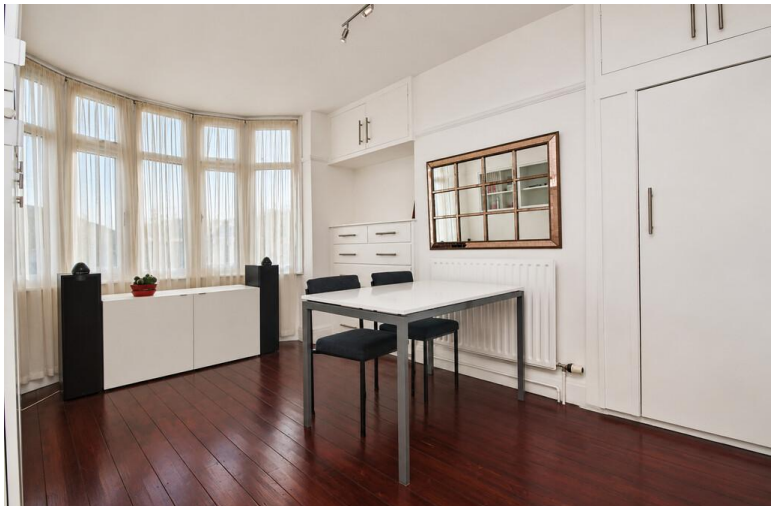

LOCATION

Mount Street occupies a highly sought-after position within Uphill Lincoln, just moments from the ever-popular Burton Road and its excellent range of independent cafés, restaurants, public houses, shops and everyday amenities.

The property is conveniently located for Mount Street Academy, whilst the historic Bailgate, Castle Square, Lincoln Castle and Lincoln Cathedral are all within easy reach. Uphill Lincoln remains one of the city's most desirable locations, combining character, convenience and a strong community atmosphere.

Lincoln city centre, the University of Lincoln, railway station and wider leisure facilities are also easily accessible, making this a superb location for a wide range of purchasers.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall benefiting from original wood flooring, radiator and staircase rising to the first floor landing. The hallway also provides access to a useful under-stairs storage cupboard, with the original flooring continuing through much of the ground-floor accommodation.









LOUNGE
11' 6" x 11' 4" (3.51m x 3.45m) A bay fronted reception room with UPVC bay window to the front aspect. The room benefits from a feature fireplace with electric fire, radiator and attractive original flooring.

DINING ROOM
12' 6" x 11' 6" (3.81m x 3.51m) A spacious second reception room with UPVC window overlooking the rear garden and radiator.

KITCHEN
17' 8" x 7' 2" (5.38m x 2.18m) Fitted with a range of base and wall-mounted cupboard units complemented by tiled splashbacks and generous worktop space. Features include a gas hob with extractor over, integrated dishwasher, eye-level oven and grill, double stainless steel sink with mixer tap, space for a fridge/freezer and space for a washing machine. Further benefits include tiled flooring, spotlights, radiator, dual-aspect windows and a door providing direct access to the garden.

FIRST FLOOR LANDING
Providing access to all three bedrooms and the family bathroom. Further benefits include a frosted UPVC window to the side aspect.

BEDROOM 1
11' 4" x 10' 3" (3.45m x 3.12m) A generous double bedroom positioned to the front of the property, featuring a bay window, radiator, built-in storage cupboard and attractive original wood flooring.

BEDROOM 2
12' 6" x 10' 3" (3.81m x 3.12m) A further double bedroom overlooking the rear garden, benefiting from full length fitted sliding wardrobe storage, radiator and original wood flooring

BEDROOM 3
8' 7" x 6' 10" (2.62m x 2.08m) A versatile third bedroom currently utilised as a home office. The room benefits from a UPVC window to the side aspect and radiator, whilst also lending itself to use as a nursery, dressing room or guest bedroom.

BATHROOM
Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin. Further benefits include tiled flooring, tiled splashbacks, radiator, spotlights, frosted UPVC window, wall mounted mirrored storage and a useful airing cupboard housing the hot water cylinder.

BASEMENT
A particularly rare feature is the substantial basement level extending beneath the property. Providing extensive storage space, the basement benefits from lighting and power and offers excellent potential for a variety of uses, subject to any necessary consents.

OUTSIDE
To the rear is a truly charming and thoughtfully landscaped garden. A patio seating area leads down into the garden via attractive pathways, with a number of separate seating areas creating ideal spaces for relaxing and entertaining.





The garden has been designed in a Japanese-inspired style, incorporating mature planting, water features, ornamental beds and a striking established Japanese Maple which provides a stunning focal point throughout the seasons. A timber summerhouse offers a sheltered outdoor seating area and further enhances the enjoyment of the space.

To the front, the property sits behind a half brick boundary wall and benefits from driveway parking together with gated side access to the rear garden.

KEY FACTS FOR BUYERS
SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

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

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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:

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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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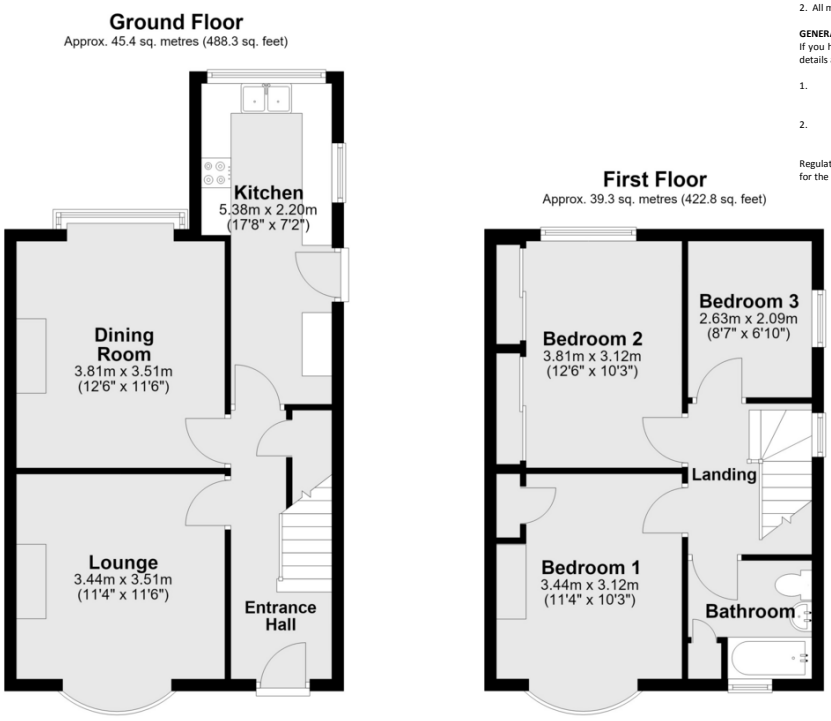

Total area: approx. 84.6 sq. metres (911.1 sq. feet)

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

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The Property Ombudsman