

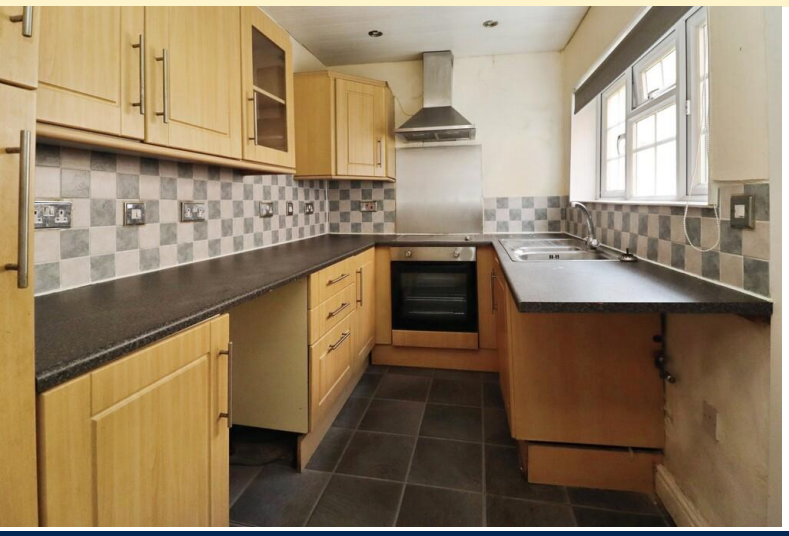
45 Horton Street

Lincoln, LN2 5NG

Book a Viewing!

£125,000

Ideally situated to the east of the Cathedral and University City of Lincoln, this traditional Bay Fronted Two Bedroom Terraced Property offers spacious accommodation, presenting an excellent opportunity for first time buyers or investors alike. The accommodation briefly comprises an entrance hall, a bright and welcoming lounge with bay window, separate dining room and fitted kitchen. To the first floor, there are two generous double bedrooms and a family bathroom. Outside, the property benefits from a courtyard garden to the front, together with an enclosed rear yard and useful brick outbuilding. The property also benefits from a recently refitted gas central heating boiler. Requiring some modernisation and improvement, the property offers plenty of scope for a purchaser to personalise and add value. Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended.





45 Horton Street, Lincoln, LN2 5NG







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

ENTRANCE HALL
With staircase to the first floor.

LOUNGE
11' 5" x 10' 5" (3.49m x 3.18m) With double glazed bay window to the front aspect, electric fire set within a decorative fireplace and radiator.

DINING ROOM
12' 3" x 11' 1" (3.75m x 3.40m) With double glazed window to the rear aspect, under stairs storage cupboard and radiator.









KITCHEN
10' 9" x 6' 7" (3.29m x 2.01m) 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, spaces for washing machine and fridge, tiled flooring and splashbacks, spotlights, double glazed window to the side aspect and door to the garden.

FIRST FLOOR LANDING

BEDROOM 1
11' 0" x 10' 7" (3.37m x 3.23m) With two double glazed windows to the front aspect, decorative fireplace, fitted wardrobe and radiator.

BEDROOM 2
12' 9" x 8' 2" (3.89m x 2.49m) With double glazed window to the rear aspect and radiator.

BATHROOM
10' 7" x 6' 7" (3.23m x 2.01m) With a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, cupboard housing the recently refitted wall mounted gas fired central heating boiler, tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE
To the front of the property there is a courtyard garden behind low level wall. To the rear there is an enclosed garden with decking, raised beds and brick outbuilding.

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

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:

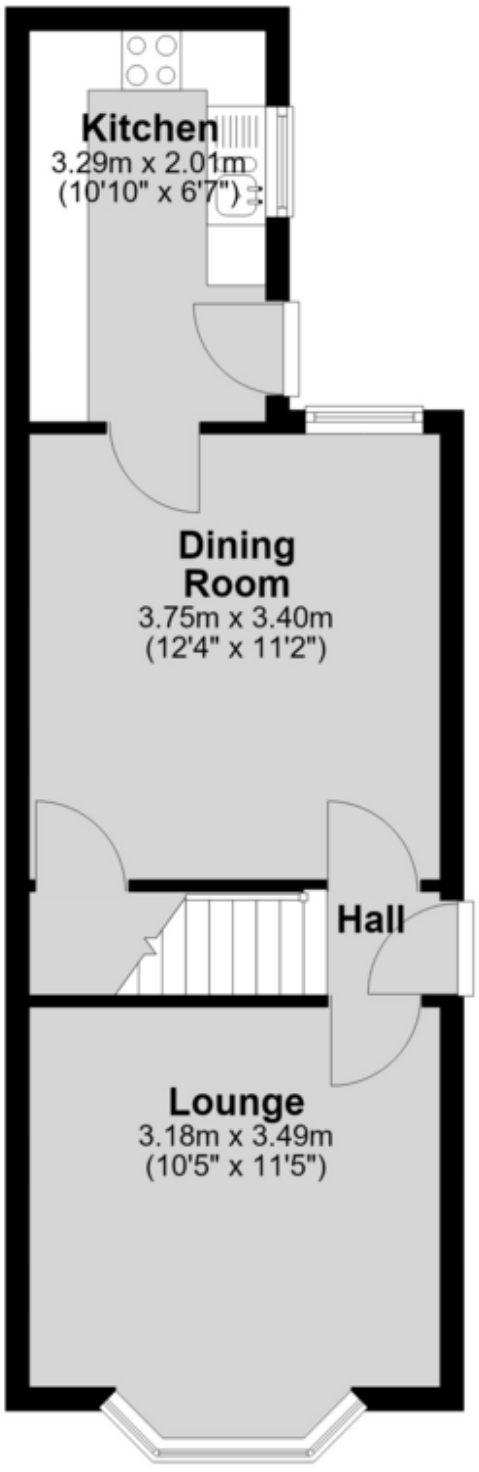
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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.

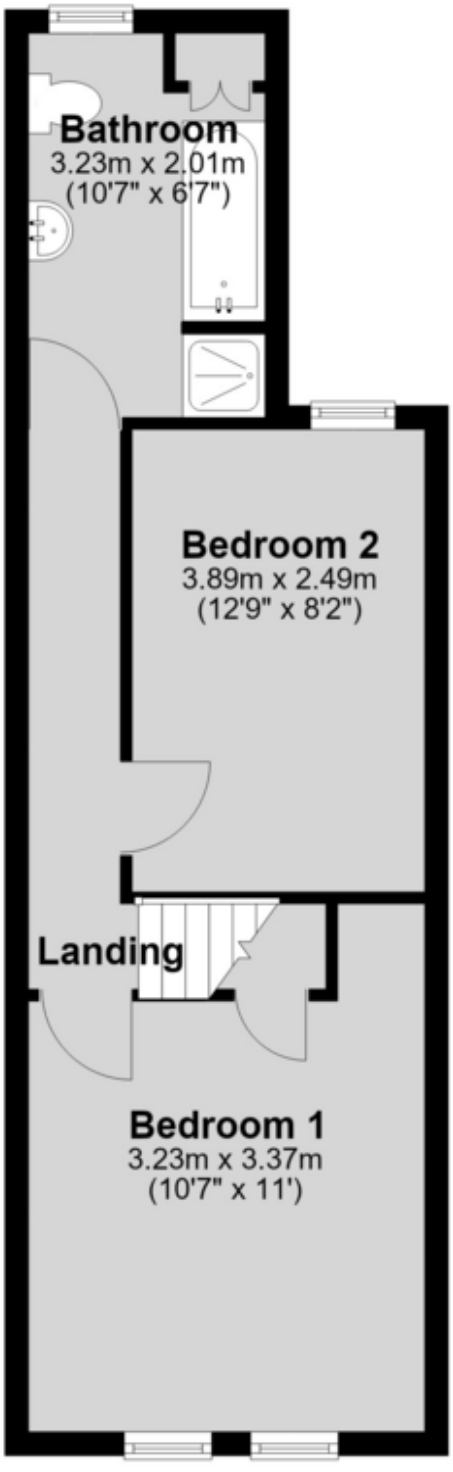
Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.4 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 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

www.mundys.net