



67 Greetwell Road

Lincoln, LN2 4AZ

£229,950

A three bedroomed bay fronted semi-detached house situated in this popular location to the north of the City of Lincoln and within walking distance into the Bailgate and Cathedral Quarter. The property is in need of some modernisation and has living accommodation to briefly comprise of Entrance Porch, Hallway, Kitchen, Downstairs WC, Lounge, Dining Room, Kitchen and First Floor Landing leading to three Bedrooms and Shower Room. Outside there is a garden to the front and a driveway to the side providing off road parking and access to the Detached Garage. To the rear of the property there is a good sized lawned garden. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north along Lindum Road, at the traffic lights turn right on to Greetwell Road and then the property can be located on the right hand side.

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 Bishop Grosseteste College.



ACCOMMODATION

ENTRANCE PORCH

With UPVC double glazed door and windows to the front elevation and door into hallway.

HALLWAY

With UPVC double glazed window to the side elevation, stairs to the first floor, radiator and doors to lounge, WC and dining room.

W.C

With fully tiled walls, low level WC and wash hand basin.

LOUNGE

12' 7" x 12' 5" (3.84m x 3.78m) , with UPVC double glazed bay window to the front elevation, fireplace with gas fire inset and two radiators.



DINING ROOM

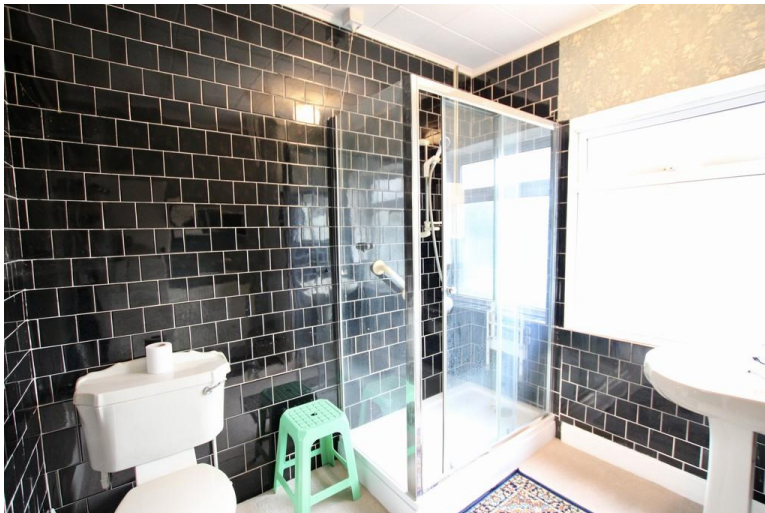
12' 4" x 11' 9" (3.76m x 3.58m) , with UPVC double glazed window and door to the rear elevation and radiator.

KITCHEN

12' 4" x 7' 8" (3.76m x 2.34m) , with UPVC double glazed windows to the side and rear elevation, external door to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, integral oven, four ring gas hob with extractor fan over, fully tiled walls and radiator.

FIRST FLOOR LANDING

With banister rail, access to the roof void and doors to three bedrooms and shower room.



BEDROOM 1

12' 4" x 12' 1" (3.76m x 3.68m) , with UPVC double glazed bay window to the front elevation, built-in wardrobes and radiator.

BEDROOM 2

12' 5" x 12' 4" (3.78m x 3.76m) , with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

BEDROOM 3

8' 6" x 7' 9" (2.59m x 2.36m) , with UPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

8' 0" x 7' 9" (2.44m x 2.36m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, radiator and airing cupboard housing the hot water cylinder.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a range of shrubs and plants. To the side of the property there is a driveway providing off road parking and giving access to the Detached Garage. To the rear of the property there is a Detached Garage, good sized lawned garden with a patio seating area and a wide range of plants, shrubs and trees.





WEBSITE

Our detailed website show 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.

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Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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 roughly checked.

GENERAL

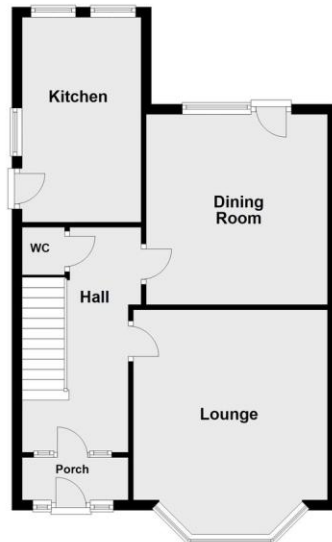
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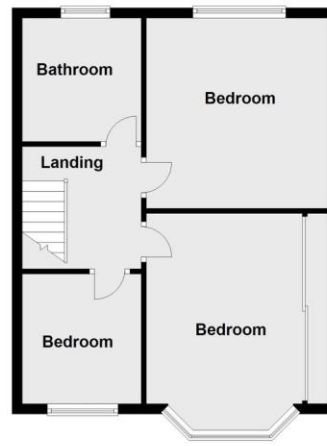
Ground Floor

Approx. 553.7 sq. feet



First Floor

Approx. 500.6 sq. feet



Total area: approx. 1054.3 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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