



## 37 West Parade

Lincoln, LN1 1PF

**£239,950**

**IN NEED OF MODERNISATION!** An attractive period end terraced house situated in this sought after West End location and within a short walk into Lincoln City Centre and Lincoln West Common. Internally the property is in need of modernisation and offers spacious living accommodation comprising of Hallway, Lounge, Dining Room, Downstairs WC, Kitchen and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a courtyard garden to the rear and a detached Single Garage. The property is being sold with No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

From Lincoln City Centre travel along West Parade and at the traffic lights proceed straight across and continue along West Parade until the property can be located on the left 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

### HALLWAY

With tiled flooring, stairs to the first floor, under stairs storage cupboard and radiator.

### LOUNGE

14' 8" x 13' 8" (4.47m x 4.17m) , with bay window to the front elevation, window to the side elevation, feature fireplace, exposed floorboards and radiator.

### DINING ROOM

12' 9" x 10' 6" (3.89m x 3.2m) , with bay window to the side elevation, feature fireplace, exposed floorboards and radiator.

### W.C

6' 2" x 3' 4" (1.88m x 1.02m) , with window to the side elevation, tiled flooring, low level WC and wash hand basin.

### KITCHEN

17' 5" x 10' 8" (5.31m x 3.25m) , with windows to the side and rear elevations, UPVC double glazed external door to the side elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, wall mounted gas fired central heating boiler and radiator.

### FIRST FLOOR LANDING

With stained glass window to the side elevation, banister rail, radiator and access to the roof void.



### BEDROOM 1

14' 9" x 12' 6" (4.5m x 3.81m) , with bay window to the front elevation, window to the side elevation, exposed floorboards, radiator and two built-in wardrobes.

### BEDROOM 2

12' 9" x 10' 6" (3.89m x 3.2m) , with bay window to the side elevation, exposed floorboards, radiator and feature fireplace.

### BEDROOM 3

10' 8" x 10' 7" (3.25m x 3.23m) , with window to the side elevation, exposed floorboards and radiator.

### BATHROOM

10' 2" x 6' 7" (3.1m x 2.01m) , with two windows to the side elevation, tiled flooring, suite to comprise of low level WC, wash hand basin, bath with electric shower over, fully tiled walls, radiator and airing cupboard housing the hot water cylinder.

### OUTSIDE

There is a traditional courtyard garden to the rear and a Detached Single Garage.







**WEBSITE**

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**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**

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.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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 thoroughly checked.

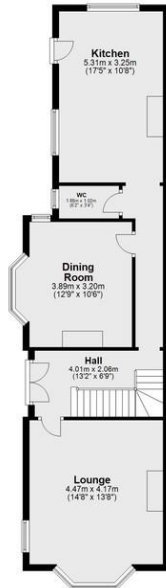
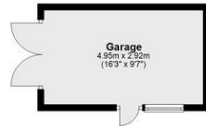
**GENERAL**

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.
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**Ground Floor**  
Approx. 65.7 sq. metres (706.9 sq. feet)



**First Floor**  
Approx. 63.2 sq. metres (679.9 sq. feet)



Total area: approx. 128.8 sq. metres (1386.8 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
Mundys Estate Agents  
Plan produced using PlanIt

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