



30 Derwent Street

Lincoln, LN1 1SL

£210,000

A recently renovated and extended three bedroomed end-terraced house situated just off Carholme Road, to the west of the City of Lincoln and within a short walk to Lincoln West Common and Lincoln City Centre. Internally the property has been greatly improved by the current owner and boasting an impressive open plan kitchen diner to the rear with a high quality fitted kitchen with integral appliances. In more detail the accommodation comprises of Hallway, Lounge, Sitting Room, downstairs WC, Open Plan Kitchen Diner and First Floor Landing leading to three Bedrooms and Bathroom. The property has a generous sized garden to the rear and a raised deck seating area. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln west along Carholme Road, turn left onto Derwent Street and 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

HALLWAY

With UPVC double glazed external door to the front elevation, stairs to the first floor and radiator.

LOUNGE

10' 9" x 10' 7" (3.28m x 3.23m) , with UPVC double glazed window to the front elevation, spotlighting and radiator.

SITTING ROOM

16' 7" x 12' 3" (5.05m x 3.73m) , with UPVC double glazed window to the rear elevation, spotlighting and radiator.



W.C

With UPVC double glazed window to the side elevation, vinyl flooring, low level WC, wash hand basin and granite splashback.

KITCHEN DINER

25' 0" x 8' 6" (7.62m x 2.59m) , with two UPVC double glazed windows to the side elevations, double doors to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with quartz work surfaces over, under unit lighting, stainless steel sink unit and mixer tap, two integral ovens, five ring induction hob with extractor fan over, integral washing machine, integral dishwasher, American style fridge freezer, integrated wine cooler, radiator and spotlighting.



FIRST FLOOR LANDING

With banister rail and access to roof void.

BEDROOM 1

12' 2" x 10' 5" (3.71m x 3.18m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

10' 7" x 7' 9" (3.23m x 2.36m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 3

8' 6" x 7' 4" maximum (2.59m x 2.24m) , with UPVC double glazed window to the front elevation and radiator.



BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with shower over, fully tiled walls, heated towel rail and extractor fan.



OUTSIDE

There is access to the side of the property leading to the generous sized garden with a raised deck seating area.

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.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Save 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 Silks & 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

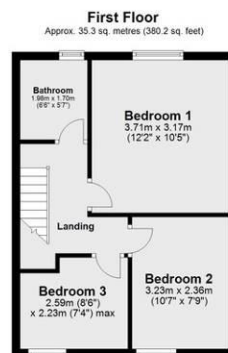
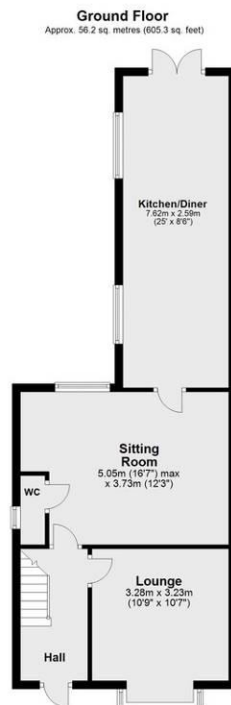
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Total area: approx. 91.6 sq. metres (985.4 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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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.

