



## 61 Westbrooke Road

Lincoln, LN6 7TB

**£169,950**

A modern two bedroomed mid-terraced house, situated on the popular LN6 development and built by renowned local builders Chestnut Homes. The property has internal accommodation to comprise of Open Living Kitchen, Lounge, WC and First Floor Landing leading to two Bedrooms and Bathroom. Outside there are two allocated parking spaces and a well kept garden to the rear. The property is located in the Centre of the City of Lincoln, just off Tritton Road, and close to a wide range of city facilities.



### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – B.

**TENURE** - Freehold.

**SERVICE CHARGE** - £108.66 per annum.

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

### DIRECTIONS

Heading out of Lincoln along Tritton Road, turn left onto Dixon Street, right onto Boultham Park Road and turn right onto Western Avenue. Proceed to the end of the road turning right onto Western Crescent and then turn left onto LN6 development. Turn left onto Westbrooke Road where the property is located.

### 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.

**Note** - Currently Let until September 2021 and generating a rental income of £725pcm.

### ACCOMMODATION

#### KITCHEN DINER

11' 11" x 10' 7" (3.64m x 3.23m) , with UPVC window to the front aspect, doors to the WC, archway to the lounge, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring gas hob with extraction above, spaces for fridge freezer and washing machine, wall mounted units with complementary tiling below and radiator.

#### WC

With WC, wash hand basin and radiator.

#### LOUNGE

12' 0" x 16' 1" (3.66m x 4.92m) , with double UPVC doors to the rear aspect, radiator and stairs to the first floor landing.

#### FIRST FLOOR LANDING

With doors to the bedrooms and bathroom, access to the roof void and over stairs storage cupboard.

#### BEDROOM 1

10' 7" x 10' 0" (3.25m x 3.05m) , with UPVC double glazed window to the rear aspect, fitted mirrored wardrobes, cupboard and radiator.

#### BEDROOM 2

6' 7" x 11' 11" (2.01m x 3.64m) , with UPVC double glazed window to the front aspect and radiator.

#### FAMILY BATHROOM

8' 7" x 5' 2" (2.64m x 1.58m) , with suite to comprise of bath with shower, WC and wash hand basin, vanity cupboard and radiator.

#### OUTSIDE

There are two allocated parking spaces and a small courtyard garden to the front. To the rear of the property there are decorative gravel beds and a paved seating.

#### 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](http://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 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 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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