



5 Frederick Street
Lincoln, LN2 5NL

£129,950

A two bedroomed bay fronted mid-terraced house situated in this popular location, just off Monks Road, to the east of the historic Cathedral and University City of Lincoln. The property has been maintained and greatly improved by the current owners and offers high specification living accommodation to comprise of Shared Entrance, bay fronted Lounge, Inner Hallway, Dining Room, modern fitted Kitchen and First Floor Landing leading to two well-appointed Bedrooms and Luxury Bathroom. Outside there is a small courtyard garden to the front and to the rear of the property there is an AstroTurf garden with a seating area and access to the converted outbuilding. The outbuildings has been converted into a Home Office and WC. Viewing of the property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Monks Road and turn left onto Frederick Street where 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

SHARED ENTRANCE

With doors to the front aspect and the rear garden and door to the inner hallway.

INNER HALLWAY

With wooden flooring, stairs to the first floor landing and doors to the lounge and dining room.

LOUNGE

12' 0" x 12' 6" (3.66m x 3.82m) , with walk-in bay fronted UPVC window to the front aspect, wooden flooring, log burner with feature brick surround and tiled hearth, picture rail, coving to ceiling and radiator.

DINING ROOM

11' 7" x 11' 8" (3.54m x 3.57m) , with UPVC window to the rear aspect, doors to the kitchen and inner hallway, decorative fireplace, radiator, picture rail and fitted cupboard with shelving.

KITCHEN

6' 9" x 10' 9" (2.08m x 3.30m) , with two UPVC windows to the rear aspect, UPVC door to the rear aspect, tiled flooring, fitted with a range of 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 automatic washing machine and fridge freezer and wall mounted units with complementary tiling below.



FIRST FLOOR LANDING

With doors to two bedrooms and bathroom and access to the roof void.

BEDROOM 1

10' 5" x 15' 6" (3.20m x 4.74m) , with UPVC window to the front aspect, radiator and decorative fireplace.

BEDROOM 2

8' 7" x 11' 8" (2.63m x 3.56m) , with UPVC window to the rear aspect, radiator and over stairs storage cupboard.



BATHROOM

10' 10" x 6' 11" (3.32m x 2.11m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls, airing cupboard housing the gas central heating boiler and radiator.

OUTSIDE

To the front of the property there is a small courtyard garden. To the rear of the property there is an AstroTurf garden with seating area and access to the home office and WC.

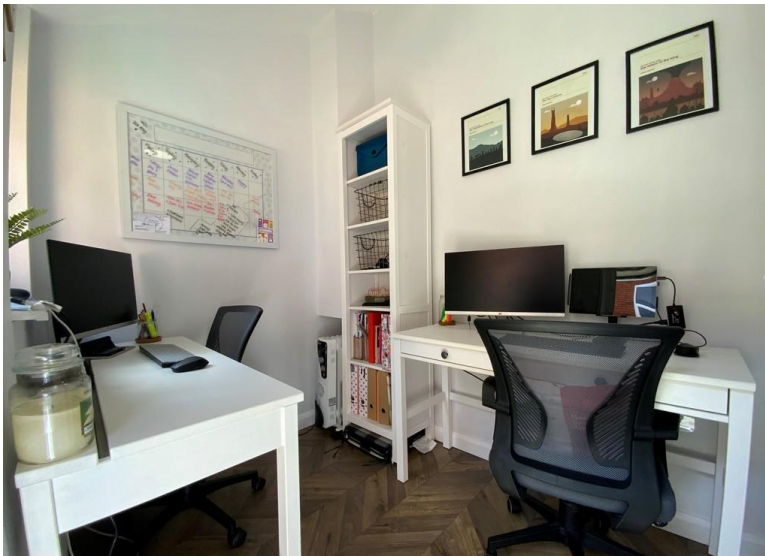
HOME OFFICE

7' 8" x 5' 9" (2.35m x 1.77m) , with UPVC door and window to the front aspect, wooden laminate flooring and door to storage cupboard.



WC

4' 9" x 2' 7" (1.45m x 0.80m) , with door and window to the front aspect and WC.



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 Silb & 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 Silb & 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

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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Floorplan to follow

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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.

