



**58 Cecil Street**

Lincoln, LN1 3AU

**£227,500**

A well-presented two bedroomed bay fronted mid-terraced house situated in this sought after location, within a short walk to the Bailgate and Cathedral Quarter. The property is within close proximity to a range of local shops, amenities, pubs and restaurants. Internally the property offers living accommodation to comprise of Lounge, Inner Hallway, Dining Room, Kitchen and First Floor leading to two Bedrooms and Bathroom. Outside there is a utility room and outside store. To the rear of the property there is low maintenance rear courtyard. Viewing is highly recommended and the property is being sold with the added benefit of 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 Yarborough Road and at the Burton Road roundabout turn right onto Burton Road. Continue along, at the traffic lights turn left onto Rasen Lane and then turn right onto Cecil 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

### LOUNGE

12' 1" x 11' 6" (3.68m x 3.51m) , with UPVC double glazed window and composite external door to the front elevation, fire surround and hearth, electric fire inset and radiator.

### INNER HALLWAY

With stairs to the first floor.

### DINING ROOM

11' 9" x 11' 6" (3.58m x 3.51m) , with UPVC double glazed window to the rear elevation, under stairs storage cupboard and radiator.



### KITCHEN

12' 1" x 6' 4" (3.68m x 1.93m) , with two UPVC double glazed windows to the side elevation, composite external door to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit and drainer, space for free standing cooker, extractor fan, space for fridge freezer, plumbing for washing machine and radiator.

### FIRST FLOOR LANDING

With access to two bedrooms and bathroom.

### BEDROOM 1

11' 9" x 11' 6" (3.58m x 3.51m) , with UPVC double glazed window to the front elevation, over stairs storage cupboard and radiator.



### BEDROOM 2

11' 9" x 6' 9" (3.58m x 2.06m) , with UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

9' 0" x 7' 2" (2.74m x 2.18m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with panel boarding surround and mains shower over, heated towel rail and airing cupboard housing the gas fired central heating boiler.

### OUTSIDE

To the rear of the property there is a low maintenance paved courtyard which also gives access to the utility room and store.



### UTILITY ROOM

6' 4" x 6' 1" (1.93m x 1.85m) , with work surface and space for tumble dryer and freezer.

### STORE

6' 4" x 4' 3" (1.93m x 1.3m)



**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](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.

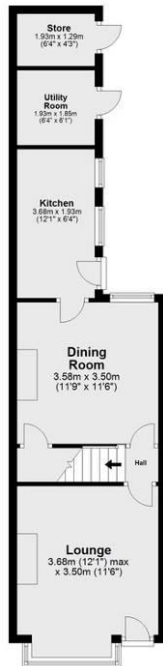
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

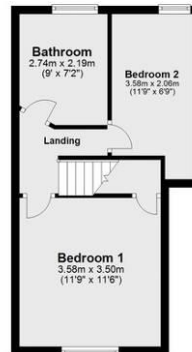
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**Ground Floor**  
Approx. 43.4 sq. metres (467.3 sq. feet)



**First Floor**  
Approx. 32.1 sq. metres (345.0 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 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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