



15 Rasen Lane

Lincoln, LN1 3EZ

£185,000

This is a beautiful two bedroomed mid-terraced property, located in a prime Uphill area and within close proximity to the Bailgate and Cathedral Quarter areas of Lincoln. The property has internal accommodation to comprise of Lounge, Sitting Room, Kitchen, Rear Entrance, Ground Floor Bathroom and First Floor Landing leading to two Bedrooms. Outside to the rear there is a well kept and southerly facing cottage style garden with seating areas. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Burton Road and turn right on to Rasen Lane 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

LOUNGE

10' 2" x 11' 2" (3.10m x 3.41m) With uPVC windows and door to the front aspect, radiator, fitted cupboards and archway leading to the Sitting Room.

SITTING ROOM

10' 11" x 10' 9" (3.35m x 3.28m) With window and doorway leading to the Kitchen, stairs to the First Floor Landing and radiator.

KITCHEN

10' 4" x 6' 9" (3.17m x 2.07m) With uPVC window to the rear aspect, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for a cooker, fridge, dishwasher and automatic washing machine and door to the Rear Entrance.

REAR ENTRANCE

With uPVC door to the side aspect and doors leading to the Kitchen, Bathroom and cupboard housing the hot water tank and shelving.

BATHROOM

6' 2" x 6' 7" (1.90m x 2.01m) With uPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator, partly tiled walls and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

With doors to two Bedrooms and access to the roof void.

BEDROOM 1

10' 5" x 10' 2" (3.19m x 3.10m) With uPVC window to the front aspect and radiator.

BEDROOM 2

10' 7" x 8' 4" (3.23m x 2.56m) With uPVC window to the rear aspect and radiator.

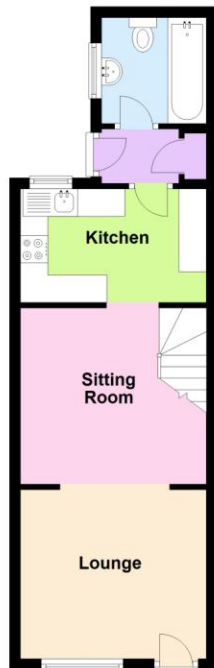
OUTSIDE

To the rear of the property there is a southerly facing cottage style planted garden with paved seating areas and gate to the rear.





Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

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

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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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