



## 15 Exley Square

Lincoln, LN2 4WP

**£215,000**

A three bedroomed, three storey end town house positioned in this popular location to the north of Lincoln on the Carlton Centre. The property has off road parking to the side and a Garage. The internal accommodation briefly comprises of Inner Hallway, WC/Utility Room, Open Plan Living Kitchen with Extended Garden Room and a range of modern fitted Kitchen appliances, First Floor Landing giving access to Lounge with Juliet balcony (could be utilised as a further Bedroom), Family Bathroom and Bedroom and Second Floor Landing giving access to two further Bedroom with En-suite to Bedroom 1. The property is being sold with No Onward Chain and benefits from Gas central heating and UPVC double glazing.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**TENURE** - Freehold.

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

**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**

**INNER HALLWAY**

With door to the front aspect, wooden flooring, radiator, doors to the kitchen living area and WC/utility and stairs to the first floor landing.



#### WC/ UTILITY

8' 4" x 3' 6" (2.56m x 1.07m) , with UPVC window to the front elevation, WC, work surface with stainless steel sink unit, space for automatic washing machine and a radiator.

#### OPEN PLAN LIVING KITCHEN

27' 10" x 12' 0" (8.49m x 2.71m x 3.66m max) , 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, wall mounted units, wooden flooring, radiator, double UPVC doors and windows to the rear garden.



#### FIRST FLOOR LANDING

With door to the lounge/bedroom, bedroom 2 and bathroom and stairs to the second floor landing.

#### BATHROOM

5' 8" x 7' 3" (1.73m x 2.23m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

#### BEDROOM

12' 0" x 7' 2" (3.66m x 2.19m) , with UPVC window to the front aspect and radiator.

#### LOUNGE / BEDROOM

12' 2" x 11' 10" (3.71m x 3.62m) , with double UPVC doors to the Juliet balcony and radiator.



#### SECOND FLOOR LANDING

With access to two bedrooms and the roof void.

#### BEDROOM

11' 11" x 11' 6" (3.65m x 3.52m) , with UPVC window to the rear aspect, radiator and door to en-suite.

#### EN-SUITE

6' 2" x 3' 3" (1.89m x 1m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, radiator and partly tiled walls.



#### BEDROOM

10' 7" x 11' 11" (3.25m x 3.64m) , with UPVC window to the front aspect, fitted cupboard housing the gas central heating boiler and radiator.

#### OUTSIDE

To the front of the property there is a small courtyard garden and a driveway to the side providing off road parking and giving access to the garage. To the rear of the property there is a yard with a paved seating area.

#### GARAGE

With up and over door to the front aspect.



**WEBSITE**

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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.

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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.

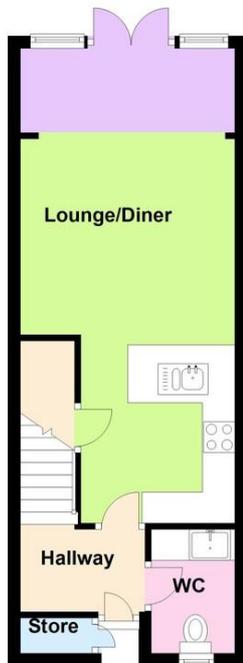
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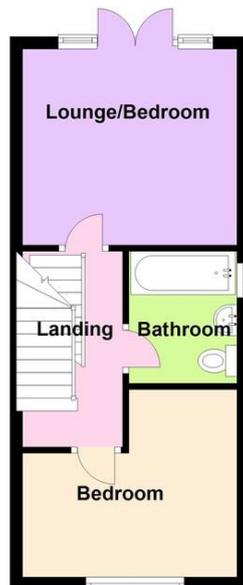
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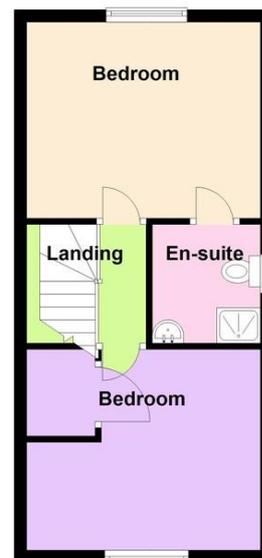
**Ground Floor**



**First Floor**



**Second Floor**



For illustration purposes only. Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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