



# **99 Scorer Street** Lincoln, LN5 7SY

## £135,000

A spacious bay fronted mid-terraced house situated just a short walk of Lincoln City Centre and within close proximity to a local range of shops and facilities along Lincoln High Street. Internally the property offers living accommodation briefly comprising of Hallway, Lounge, Dining Room, Kitchen and First Floor Landing leading to four Bedrooms and Bathroom. Outside there is a traditional courtyard garden to the rear.





### Scorer Street, Lincoln, LN5 7SY

### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

TENURE - Freehold.

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

### **DIRECTIONS**

Leaving Lincoln City Centre south along the High Street and turn left onto Scorer Street where the property is located on your 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.

### HAII

With radiator and stairs to the first floor.

### LOUNGE

11' 10" x 11' 4" (3.61m x 3.45m), with UPVC double glazed window to the front elevation, fire surround and hearth and radiator

### DINING ROOM

14' 11'' maximum x 11' 4'' (4.55m x 3.45m), with UPVC double glazed window to the rear elevation, fire surround and hearth and radiator.

### **KITCHEN**

 $15' 4" \times 8' 0" (4.67m \times 2.44m)$ , with UPVC double glazed window to the side elevation and double doors to the rear elevation, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, space for freestanding cooker, plumbing for washing machine and space for fridge freezer.

### FIRST FLOOR LANDING

With banister rail and access to the roof void.

### BEDROOM 1

11' 10" x 7' 10" (3.61m x 2.39m), with UPVC double glazed window to the front elevation and radiator.

### BEDROOM 2

11' 8" x 6' 6" (3.56m x 1.98m), with UPVC double glazed window to the front elevation and radiator.

 $10^{\prime}\,10^{\prime\prime}\,x\,9^{\prime}\,0^{\prime\prime}$  (3.3m x 2.74 m) , with UPVC double glazed window to the rear elevation and radiator.

### BEDROOM 4

8' 1" x 7' 9" (2.46m x 2.36m), with UPVC double glazed window to the rear elevation and radiator.

### **BATHROOM**

7' 1" x 4' 10" (2.16m x 1.47 m), with UPVC double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin and bath with electric shower over and radiator.

### **OUTSIDE**

To the rear of the property there is traditional courtyard garden.

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Slik & Better idge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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 its 5421, in addition Andrew Harrod Financial Services will gay a £10 commission to the individua I member of staff who generated the appointment.

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

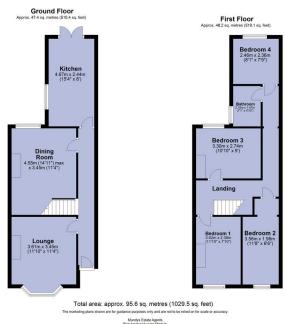
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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 themse wes and the vendors (Lessors) for whom they act as Agent sgive notice that:

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