

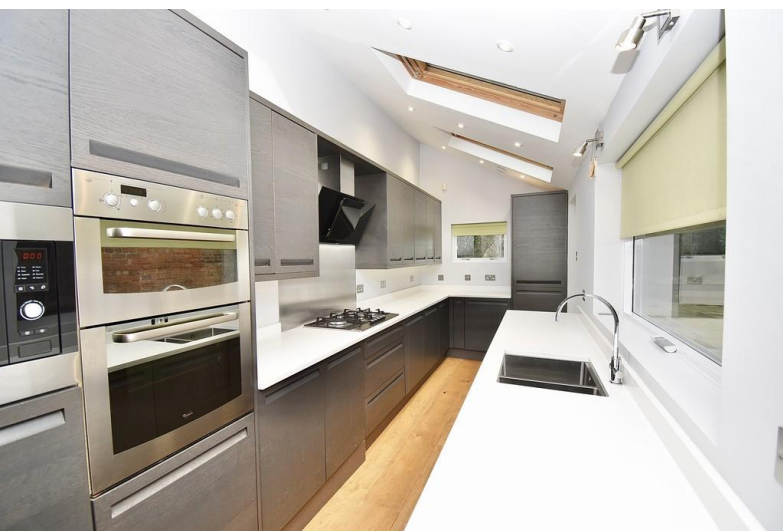


**48 Vernon Street**

Lincoln, LN5 7QT

**£245,000**

An excellent bay fronted mid terraced house situated within close proximity to Lincoln City Centre. The property is presented in excellent condition throughout and offers spacious living accommodation to briefly comprise of Main Entrance Hall, Separate W C, Sitting Room, approx. 17ft Lounge/Diner, impressive fitted Kitchen with integrated appliances and a First Floor Landing leading to three spacious Bedrooms and a Family Bathroom/Wet Room. Outside there is an enclosed rear garden with patio area, seating area and outbuilding. The property further benefits from gas central heating and viewing is highly recommended to appreciate the excellent internal condition and accommodation available.







#### **SERVICES**

All mains services available. Gas central heating. Underfloor heating to the ground floor.

**EPC RATING** – D.

**TENURE** - Freehold.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

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

#### **DIRECTIONS**

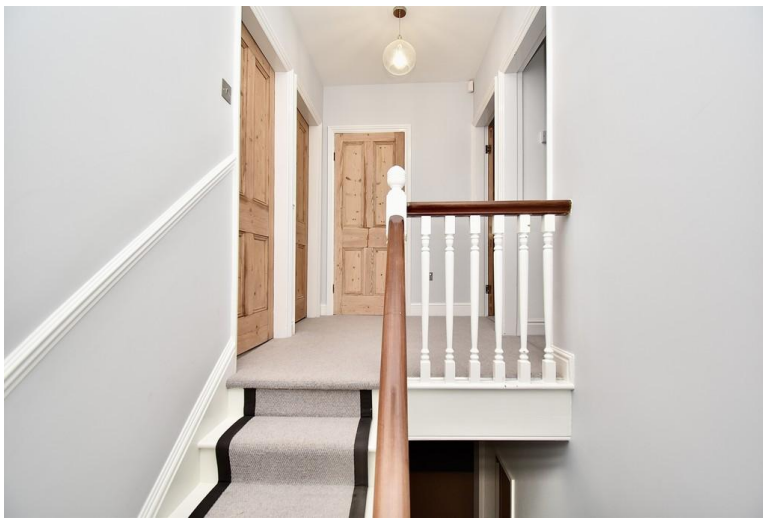
Heading south out of Lincoln along the High Street, turn right onto Vernon Street and then the property can be located on the right hand side towards the end of the road.

#### **LOCATION**

The property is located just off Lincoln High Street and is within easy close proximity to all High Street facilities and Lincoln City Centre. 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 University.

## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, under stairs storage cupboard, stairs to the first floor, solid wood flooring, feature inset mirror and inset spotlights.

### WC

With WC, corner wash hand basin, tiled floor, tiled walls, inset spotlights, inset feature mirror and extractor fan.

### SITTING ROOM

13' 9" into bay x 13' 0" into alcove (4.19m x 3.96m) , , with UPVC bay window to the front elevation, solid wood flooring, under floor heating, cornice coving picture rail, moulded ceiling rose and fire place with wood burner.

### LOUNGE/DINING ROOM

17' 3" x 12' 0" (5.26m x 3.66m) , with double glazed Bi-folding doors to the rear garden and solid wood flooring.

### KITCHEN

17' 9" x 6' 9" (5.41m x 2.06m) , fitted with a range of quality base and wall cupboards, integrated appliances incorporating five ring gas hob, fitted double oven and microwave, two fridges and freezer, dishwasher and washer dryer, sink unit and drainer, extractor fan, cupboard housing the gas central heating boiler, quartz work surfaces, solid wood flooring, inset spotlights and three sensor Velux windows.

### FIRST FLOOR LANDING

With access to roof void with feature stained glass and walk-in storage area.

### BEDROOM

12' 3" x 10' 2" (3.73m x 3.1m) , with UPVC window to the rear elevation, coving to ceiling and radiator.

### BEDROOM

11' 2" x 10' 7" (3.4m x 3.23m) , with UPVC window to the front elevation, fitted cupboard into alcove, feature fireplace radiator.

### BEDROOM

11' 1" x 7' 1" (3.38m x 2.16m) , with UPVC window to the front elevation and radiator.





**FAMILY BATHROOM/WET ROOM**  
12' 0" x 7' 5" (3.66m x 2.26m) , with feature wash basin and wall hung WC, walk-in shower area, bath, inset spotlights, tiled flooring, part tiled walls and UPVC window to the rear elevation.

## OUTSIDE

There is a front forecourt and enclosed rear garden with water feature, patio area, seating area, raised beds, outside power, water tap and outside brick store.

### WEBSITE

Our detailed website shows 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

Sills & Betteridge, 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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:

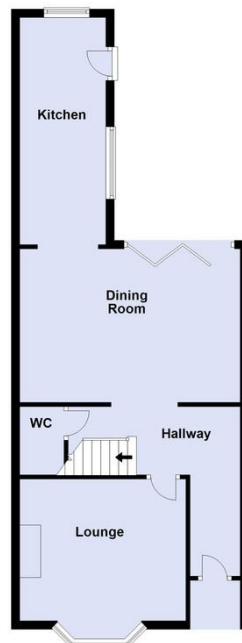
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 as not verified.

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### Ground Floor

Approx. 58.2 sq. metres (625.9 sq. feet)



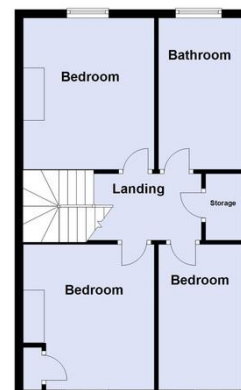
Total area: approx. 106.9 sq. metres (1150.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

### First Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



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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.

