



## 18 Longdales Place

Lincoln, LN2 2JZ

**£225,000**

A well presented modern end town house situated in this popular Uphill area of Lincoln and within walking distance of the Bailgate. Internally the property offers living accommodation to briefly comprise of Hallway, WC, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a rear garden and two allocated parking spaces. The property is currently let on a Periodic Tenancy at a rent of £625 per calendar month. The property is available for purchase as an investment opportunity or with vacant possession.



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### SERVICES

All mains services available. Gas central heating.

### EPC RATING – C.

### TENURE - Freehold.

### VIEWINGS - By prior appointment through Mundys.

### DIRECTIONS

3 bed mid terr

### 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 University.

### HALLWAY

With external door to front elevation.

### WC

With low level WC, wash hand basin, radiator and extractor fan.

### LOUNGE

20' 1" x 10' 8" (6.12m x 3.25m) With uPVC double glazed window to front elevation, fire surround and hearth with electric fire inset, stairs to the First Floor Landing, under stairs storage cupboard and two radiators.

### KITCHEN DINER

13' 11" x 9' 0" (4.24m x 2.74m) With uPVC double glazed door and window to rear elevation, fitted with a range of wall, base units and drawers with work surfaces over and matching up-stands, stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over, space for a fridge freezer and plumbing and space for a washing machine.

### FIRST FLOOR LANDING

With banister rail, access to roof void and radiator.

### BEDROOM 1

13' 11" x 9' 2" (4.24m x 2.79m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

### BEDROOM 2

10' 10" x 7' 0" (3.3m x 2.13m) With uPVC double glazed window to front elevation and radiator.

### BEDROOM 3

9' 1" x 6' 9" (2.77m x 2.06m) With uPVC double glazed window to front elevation and radiator.

### BATHROOM

7' 0" x 6' 4" (2.13m x 1.93m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, radiator and extractor fan.

### OUTSIDE

There is a small garden to the front of the property and a lawned garden with a patio seating area to the rear. The property also benefits from two allocated parking spaces.

### 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 them 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

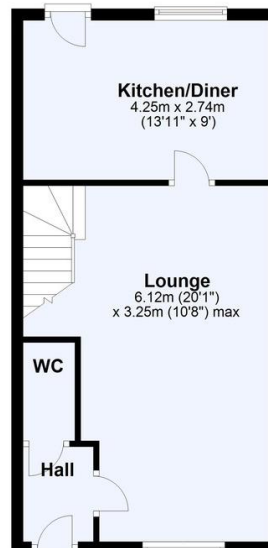
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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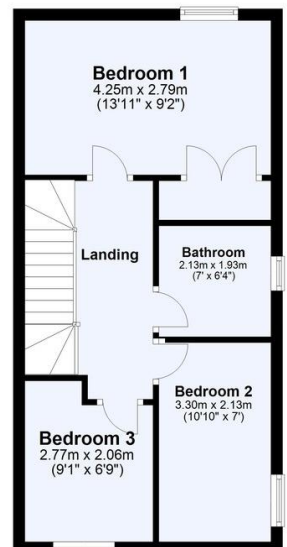
### Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 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.

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