



**75 Larne Road**

Lincoln, LN5 9TP

**£147,500**

**NO ONWARD CHAIN** - An end town house situated within this popular residential location just off Brant Road to the South of Lincoln. The internal accommodation briefly comprises of Entrance Porch, Entrance Hall, Kitchen, Lounge, Conservatory and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is a garden to the front, a patio to the rear and a separate Garage located within a block. The property further benefits from open views to the rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**TENURE - Freehold.**

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

**DIRECTIONS**

Head South out of Lincoln on Newark Road and at the Brant Road traffic lights turn left on to Brant Road. Proceed along Brant Road, eventually turning left on to Larne Road, continue along and the property can be found on the left hand side.

**LOCATION**

The property is situated within this popular residential location, just off Brant Road and is within close proximity to a local parade of shops, Doctors' Surgery and primary school. There is easy access into Lincoln City Centre itself. 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.



#### ENTRANCE PORCH

With uPVC entrance door and uPVC windows.

#### ENTRANCE HALL

With uPVC inner entrance door, stairs to the First Floor Landing and double radiator.

#### KITCHEN

7' 6" x 6' 9" (2.29m x 2.06m) Fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, tiled walls, gas central heating boiler and uPVC window to front elevation.



#### LOUNGE

14' 4" x 12' 11" (4.37m x 3.94m) With uPVC door to the Conservatory, uPVC window to rear elevation, double radiator, coving to ceiling, under stairs storage area and fire surround with gas fire inset.

#### CONSERVATORY

9' 4" x 7' 9" (2.84m x 2.36m) With uPVC windows and door to the rear garden.

#### FIRST FLOOR LANDING

With access to roof void and airing cupboard housing the hot water cylinder.



#### BEDROOM 1

12' 11" x 9' 8" (3.94m x 2.95m) With uPVC window to rear elevation, double radiator and built-in storage area.

#### BEDROOM 2

10' 0" x 6' 9" (3.05m x 2.06m) With uPVC window to front elevation and single radiator.

#### BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround, towel radiator and uPVC window to front elevation.

#### OUTSIDE

To the front there is a lawned garden and side access leading to the rear with patio area. There is also a Single Garage situated within a separate block. Please note there is a right of access to the neighbouring property to the rear.

#### NOTE

The land to the rear of 75 Larne Road is Registered under a different Title Number with the Land Registry and is therefore not included in the sale.



**LAND NOT EDGED IN BLUE AT REAR IS NOT INCLUDED**



### VIEW FROM REAR BEDROOM

**ADDITIONAL LAND TO REAR NOT INCLUDED - PLEASE SEE NOTE AND PLAN WITHIN THIS BROCHURE FOR THE PROPERTY'S BOUNDARIES**

#### 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 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 are 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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## FLOORPLAN TO FOLLOW

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