



11 May Crescent

Lincoln, LN1 1LP

**Offers Over
£270,000**

A beautiful three bedroom, three storey, Victorian terrace house positioned in the heart of the Cathedral City of Lincoln, tastefully brought back to life with many original features. The internal accommodation briefly comprises of Reception Hall, bay fronted Lounge, Dining Room, Kitchen and Breakfast Room and First Floor Landing giving access to the Bathroom and two Bedrooms and stairs to the second floor Main Bedroom with great views. Viewing is essential to appreciate the accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Yarborough Road, turn left onto Queen's Crescent and then left onto May Crescent where the property can be located on the 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 University.





INNER HALLWAY

With UPVC door to the front aspect, doors to the lounge and dining room, wooden flooring and stairs to the first floor.

LOUNGE

10' 11" x 11' 1" (3.34m x 3.38m) , with walk-in double glazed bay window to the front aspect, log burner with decorative surround, ceiling rose and coving.

DINING ROOM

11' 10" x 11' 1" (3.62m x 3.38m) , with UPVC window and door to the rear aspect, log burner, under stairs storage cupboard and leading to the kitchen.

KITCHEN

13' 5" x 7' 0" (4.09m x 2.14m) , with UPVC window and door to the side aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral double oven and grill with extraction above, spaces for fridge freezer and washing machine and leading to the breakfast room.

BREAKFAST ROOM

14' 2" x 7' 0" (4.34m x 2.14m) , with UPVC window to the side aspect, UPVC double doors to the rear aspect and tiled flooring.

FIRST FLOOR LANDING

With access to two bedrooms and bathroom and stairs to the second floor bedroom.



BEDROOM 2

10' 9" x 9' 5" (3.28m x 2.88m) , with window to the front aspect and radiator.

BEDROOM 3

12' 0" x 9' 5" (3.68m x 2.88m) , with window to the rear aspect and radiator.



BATHROOM

12' 6" x 6' 11" (3.83m x 2.12m) , with UPVC window to the rear aspect, airing cupboard, suite to comprise of bath, separate shower cubicle, WC and wash hand basin, partly tiled walls and radiator.

BEDROOM 1

12' 6" x 14' 9" (3.83m x 4.50m) , with Velux windows to the front and rear aspects, loft storage and radiator.



OUTSIDE

There is a courtyard garden to the front. To the rear of the property there is a paved seating area, shed and flowerbeds.



WEBSITE

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SMS & 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.

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

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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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