



183 Dixon Street

Lincoln, LN6 7DA

£225,000

RECENT CHANGE OF LAYOUT AND REFURBISHED THROUGHOUT - A three storey modern end town house situated to the South of the City of Lincoln and conveniently located for easy access to Lincoln High Street, the City Centre, Lincoln University and shopping outlets along Tritton Road. The property has been recently refurbished throughout with a layout change, to include a Garage Conversion. The accommodation now has flexible living accommodation and can be either used as a four bed roomed home or a three bed roomed home with a second Sitting Room with bi-folding doors leading to the balcony and enjoying views of Lincoln Cathedral. The recently layout change now offers a Kitchen Diner and Lounge with sliding doors leading to the low maintenance rear garden. In further detail, the internal accommodation briefly comprises of Kitchen Diner, WC, Lounge, First Floor Landing leading to two Bedrooms and Bathroom and a Second Floor Landing leading to Bedroom 3 and Bedroom 4 / Sitting Room. Outside there is a low maintenance garden to the rear with a patio seating area, artificial lawned garden and a block paved parking space. Viewing is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln along the High Street and turn right on to Dixon Street. Proceed along and the property can be located on the left 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.





WC

5' 2" x 3' 4" (1.57m x 1.02m) With vinyl flooring, low level WC, wash hand basin, spotlights to ceiling and extractor fan.

KITCHEN

12' 11" x 11' 9" (3.94m x 3.58m) With double glazed window to front elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and matching up-stands, integral oven and four ring ceramic hob with glass splash-back and extractor fan over, stainless steel sink unit and drainer, integral fridge freezer, washing machine and dishwasher, external door to side elevation and spotlights to ceiling.



LOUNGE

16' 7" x 11' 7" (5.05m x 3.53m) With laminate flooring, fitted storage cupboards and sliding doors leading to the rear garden.

FIRST FLOOR LANDING

With banister rail, radiator, stairs to the Second Floor Landing and vinyl flooring.

BEDROOM 2

11' 7" x 9' 6" (3.53m x 2.9m) With double glazed window to rear elevation and radiator.

BEDROOM 1

11' 7" x 9' 11" (3.53m x 3.02m) With double glazed window to front elevation, vinyl flooring and radiator.

BATHROOM

8' 0" x 4' 11" (2.44m x 1.5m) With tiled floor, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, heated towel rail, spotlights to ceiling and extractor fan.

SECOND FLOOR LANDING

Giving access to Bedroom 3 and Bedroom 4 /Sitting Room.

BEDROOM 4 / SITTING ROOM

11' 7" x 11' 0" (3.53m x 3.35m) With double glazed bi-folding doors leading to the balcony with views of Lincoln Cathedral, storage cupboard and radiator.

BEDROOM 3

11' 7" x 10' 4" (3.53m x 3.15m) With velux window to rear elevation and radiator.

OUTSIDE

To the rear of the property there is a patio seating area, an artificial lawned garden and a blocked parking space.





WEBSITE

Our detailed website show 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

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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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.

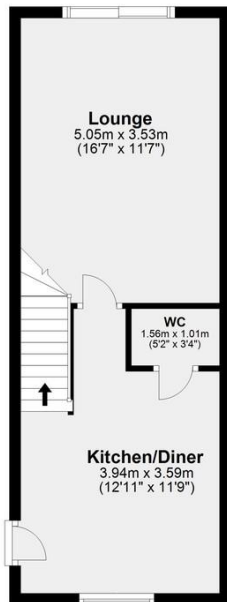
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

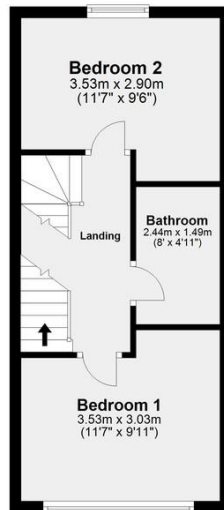
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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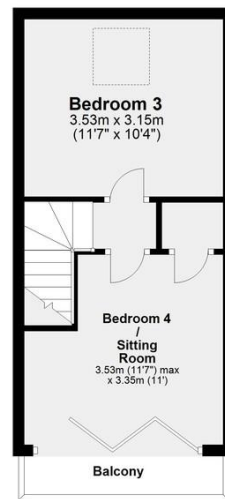
Ground Floor
Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.3 sq. feet)



Second Floor
Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

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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.

