



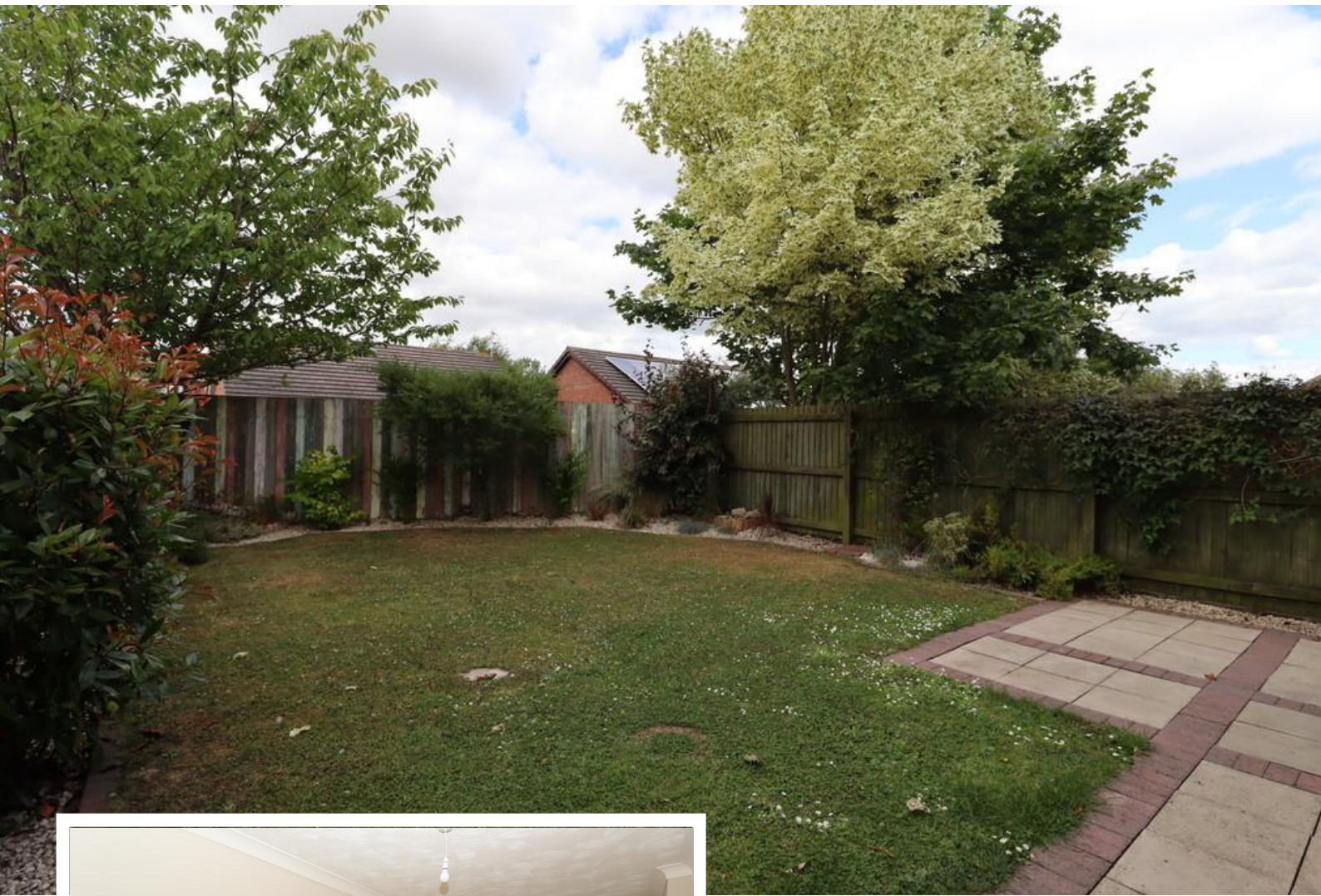
11 Lupin Road

Lincoln, LN2 4GB

£205,000

NO ONWARD CHAIN - A three bedroomed semi-detached house situated in this popular location just off Wolsey Way, to the North of the City of Lincoln and being close to a local range of amenities and shops on Nettleham Road, Lincoln City Centre and the A4 6 Bypass. Internally the property offers living accommodation to briefly comprise of Hallway, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a driveway providing off road parking and giving access to the Integral Single Garage. To the rear there is a lawned garden. Viewing of the property is recommended.





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

Head North out of Lincoln on Nettleham Road, turn right on to Wolsey Way, continue along and turn right on to Lupin Road, follow the road to the left hand side 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.



HALLWAY

With window to side, radiator, fitted carpet and stairs to the First Floor Landing.

LOUNGE

16' 9" x 11' 4" (5.11m x 3.45m) With window to front, radiator, fitted carpet and electric fireplace with surround.

KITCHEN/DINER

11' 4" x 9' 10" (3.45m x 3m) Fitted with a range of wall, base units and drawers with work surface over, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, window to rear, radiator and gas boiler.

FIRST FLOOR LANDING

With fitted carpet and access to roof void.

AIRING CUPBOARD

With hot water cylinder.

BEDROOM 1

18' 9" x 8' 2" (5.72m x 2.49m) With window to front, radiator and fitted carpet.

BEDROOM 2

10' 10" x 8' 10" (3.3m x 2.69m) with window to front, radiator and fitted carpet.

BEDROOM 3

10' 3" x 7' 1" (3.12m x 2.16m) With window to rear, radiator and fitted carpet.

BATHROOM

Fitted with suite comprising bath with electric shower over, mixer tap and glass screen, wash hand basin with cupboards under, mixer tap and tiled splash back and low level WC, part tiled walls, extractor fan, window to rear and radiator.

GARAGE

With power, light, up and over door and door to Utility Space.

UTILITY SPACE

8' 6" x 5' 0" (2.59m x 1.52m) With space for tumble dryer.





OUTSIDE

To the front of the property there is a driveway providing off road parking which gives access to the Integral Single Garage with a sectioned off area providing an additional Utility Space. There is a lawned garden to the rear with a patio seating area.

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

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, 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 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

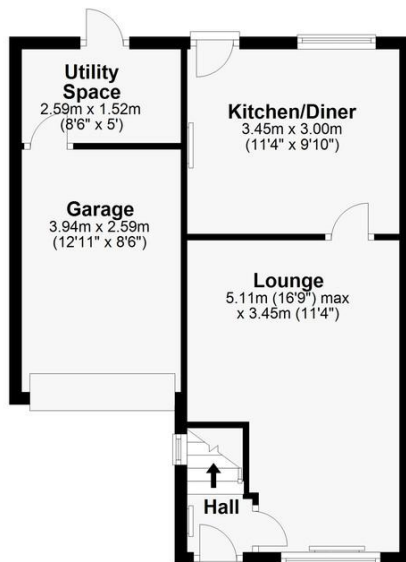
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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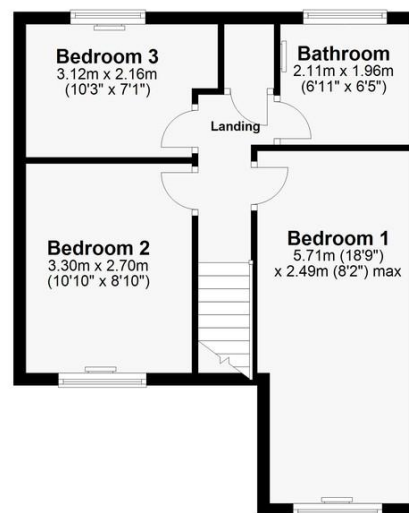
Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.2 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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