



79a Burton Road

Lincoln, LN1 3JZ

£285,000

A modern three storey, three bedroomed end town house located in this popular Uphill location on Burton Road. The property has internal accommodation to comprise of Reception Hallway, Sitting Room, Ground Floor WC, Open Plan Living Dining Kitchen and a First Floor Landing giving access to Main Bedroom with En-suite facilities and a further Bedroom. The Second Floor Landing gives access to a large than average Bathroom and Bedroom 3. Outside there is a courtyard garden and a shared passageway to the side which gives access to the rear yard. Viewing is recommended.





SERVICES

All mains services available. Gas central heating. Underfloor heating to the ground floor.

EPC RATING – B

COUNCIL TAX BAND – D

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

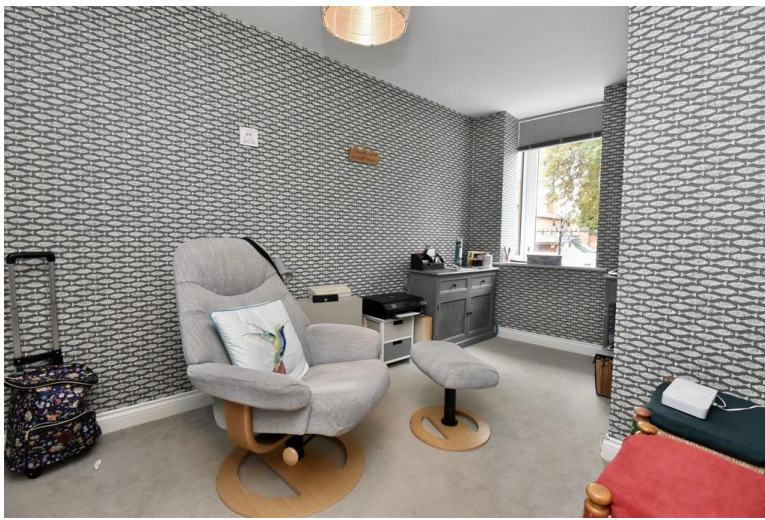
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading along Burton Road the property can be located on the right hand side, just before the co-op.

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.



RECEPTION HALLWAY

With UPVC window and door to the front aspect, wooden flooring with underfloor heating, doors to the sitting room, WC and living kitchen diner and stairs to the first floor landing.

WC

With WC, wash hand basin and wooden flooring with underfloor heating.

SITTING ROOM

14' 7" x 7' 6" (4.45m x 2.29m) , with UPVC window to the front aspect, wooden flooring and underfloor heating.

LIVING KITCHEN DINER

27' 4" x 11' 5" (8.34m x 3.48m)



Kitchen Area -

With wooden flooring with underfloor heating, fitted with a range of modern base units and drawers with work surfaces over, centre island with stone work surface, stainless steel sink unit and drainer, integral double oven and grill, plate warmer, integral fridge freezer, automatic washing machine, dishwasher, wine cooler and wall mounted cupboards with complementary tiling below.

Living Dining Area -

With wooden flooring with underfloor heating, UPVC windows and double doors to the rear garden.

FIRST FLOOR LANDING

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



BEDROOM 1

20' 5" x 11' 5" (6.23m x 3.48m) , with UPVC window to the rear aspect, radiator and door to the en-suite.

EN-SUITE

6' 5" x 8' 0" (1.96m x 2.46m) , with suite to comprise of shower, WC and wash hand basin, radiator and wooden flooring.

BEDROOM 2

14' 6" x 11' 3" (4.43m x 3.43m) , with two UPVC windows to the front aspect and radiator.

SECOND FLOOR LANDING

With fitted cupboard and doors to the bathroom and bedroom 3.



BEDROOM 3

11' 6" x 11' 5" (3.53m x 3.50m) , with walk-in UPVC dormer window to the front aspect and radiator.

BATHROOM

12' 0" x 11' 1" (3.67m x 3.38m) , with Velux window to the rear aspect, wooden flooring, suite to comprise of bath with shower over, WC and wash hand basin and radiator.

OUTSIDE

To the front of the property there is a small courtyard paved area, a shared passageway to the side of the property and a rear paved yard.



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

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 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.

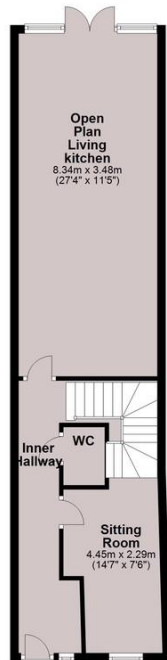
GENERAL

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:

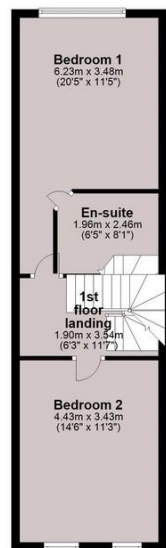
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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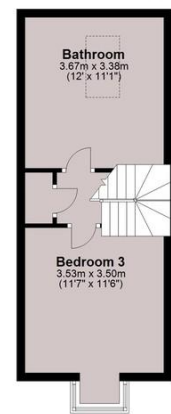
Ground Floor
Approx. 52.1 sq. metres (569.3 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.0 sq. feet)



Second Floor
Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

For illustration purposes only.
Plan produced using PlanItUp.

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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 and 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.

