



**101 Larne Road**

Lincoln, LN5 9TP

**£145,000**

**NO ONWARD CHAIN** - This is a two bedroomed mid-terraced property located to the South of the City of Lincoln just off Brant Road. The property has internal accommodation to comprise of Inner Porch, Inner Hallway, Kitchen, Lounge, Conservatory and First Floor Landing leading to two Bedrooms and Shower Room. Outside there is a driveway to the front providing off road parking and a lawned garden with patio to the rear with views over open fields. There is also a Garage located in a block.



# 101 Larne Road, Lincoln, LN5 9TP

## SERVICES

All mains services available. Gas central heating.

## EPC RATING – D.

## COUNCIL TAX BAND – A

**LOCAL AUTHORITY** - North Kesteven District Council

**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 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 PORCH** - 5' 1" x 5' 10" (1.55m x 1.78m) With uPVC window and door to the front and opening into the Inner Hallway.

**INNER HALLWAY** - 6' 11" x 6' 0" (2.12m x 1.83m) With stairs to the First Floor Landing and doors leading to the Lounge and Kitchen.

**KITCHEN** - 7' 4" x 6' 10" (2.25m x 2.09m) With uPVC window to the front, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, integral oven and four ring gas hob with extractor fan over, spaces for a fridge and washing machine and composite sink unit and drainer.

**LOUNGE** - 14' 6" x 13' 0" (4.42m x 3.97m) With uPVC sliding doors to the Conservatory and radiator.

**CONSERVATORY** - 10' 2" x 10' 0" (3.12m x 3.06m) With uPVC windows and double doors to the rear garden.

**FIRST FLOOR LANDING** - With doors to two Bedrooms and Shower Room.

**BEDROOM 1** - 9' 11" x 12' 6" (3.03m x 3.83m) With uPVC window to the rear, a range of fitted wardrobes, a walk-in cupboard and radiator.

**BEDROOM 2** - 9' 11" x 6' 6" (3.04m x 1.99m) With uPVC window to the front and radiator.

**SHOWER ROOM** - 6' 5" x 6' 0" (1.96m x 1.84m) With uPVC window to the front, radiator, shower, WC, wash hand basin and partly tiled walls.

**OUTSIDE** - To the front of the property there is a driveway providing off road parking. To the rear there is a lawned garden and a paved seating area with views over open fields. There is also a garage located in a block.

**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)

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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 & Bettbridge, 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 Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 £30 and £30 commission to the individual member of staff who generated the appointment.

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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 these 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 or themselves or the vendors (Lessors) for whom they act as Agents give notice that:

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