



## 52 Friars Lane

Lincoln, LN2 5AL

**£180,000**

CORPORATE TENANCY COMMENCING 1ST APRIL 2023 FOR FIVE YEARS - INVESTMENT OPPORTUNITY ONLY - This is a completely refurbished three bedroomed, three storey, end town house located just off Monks Road and close to Lincoln City Centre. The property has been greatly improved by the current owners and offers modern and stylish living accommodation to comprise of Lounge, fitted Kitchen, First Floor Landing giving access to Bedroom 1 and a luxury Shower Room and Second Floor Landing giving access to two further Bedrooms. Outside there is a secure and enclosed yard to the rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE - Freehold.**

**VIEWINGS - By prior appointment through Mundys.**

**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.



### **LOUNGE**

14' 2" x 13' 1" (4.32m x 4.01m) With two double glazed windows to the front, side entrance door, archway to the Kitchen, stairs to the First Floor Landing, radiator and under stairs storage cupboard.

### **KITCHEN**

8' 7" x 6' 0" (2.62m x 1.85m) With double glazed window to the rear, wooden flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, space for a cooker with extractor hood over, spaces for a fridge and washing machine and wall mounted gas fired central heating boiler.



### **FIRST FLOOR LANDING**

With window to the rear, radiator, stairs rising to the Second Floor landing and doors leading to Bedroom 1 and the Shower Room.

### **BEDROOM 1**

14' 0" x 10' 1" (4.29m x 3.08m) With two double glazed windows to the front and two radiators.

### **SHOWER ROOM**

8' 7" x 7' 10" (2.64m x 2.39m) With double glazed window to rear, laminate flooring, partly tiled walls, radiator, suite to comprise of shower cubicle, WC and wash hand basin in vanity unit, radiator and airing cupboard.



### **SECOND FLOOR LANDING**

With doors to Bedrooms 2 and 3.

### **BEDROOM 2**

18' 4" x 8' 5" (5.59m x 2.59m) With double glazed window to the front and radiator.

### **BEDROOM 3**

10' 11" x 6' 11" (3.34m x 2.12m) With double glazed window to the side and radiator.

### **OUTSIDE**

There is a gate to the side of the property which gives access to the side entrance door and enclosed rear yard.





#### 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)

#### 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

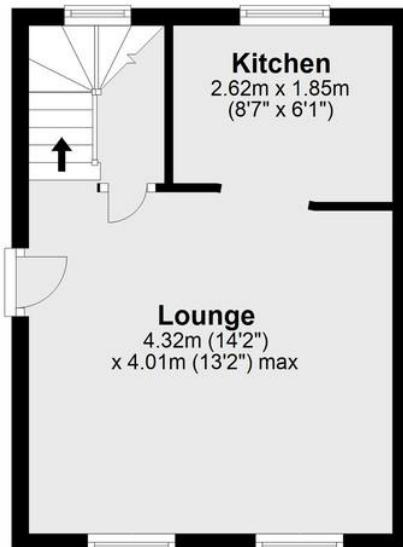
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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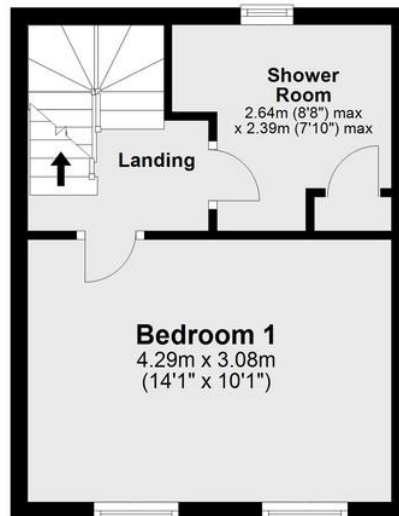
### Ground Floor

Approx. 25.6 sq. metres (275.5 sq. feet)



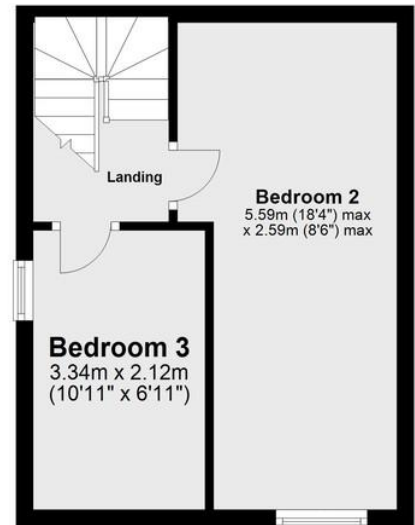
### First Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



### Second Floor

Approx. 24.1 sq. metres (259.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.6 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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