



2 Mill Row

Lincoln, LN1 3LR

£179,950

A three bedroomed mid town house situated in this prime Uphill location just off Burton Road. The property has internal accommodation to briefly comprise of Entrance Porch, Inner Hallway, Ground Floor Bathroom, Fitted Kitchen, Lounge Diner, Conservatory, Pantry and First Floor Landing leading to Three Bedrooms and En-suite WC to Bedroom 1. Outside there is a small courtyard garden to the front and garden to the rear with paved areas, flowerbeds and mature shrubs and trees. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Burton Road, turn right onto Mill Row and the property can be located on the right 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 College.



ACCOMMODATION

ENTRANCE PORCH

3' 10" x 6' 10" (1.17m x 2.10m) , with UPVC windows and door to the front aspect and door to inner hallway.

INNER HALLWAY

with stairs to the first floor and doors to the family bathroom, lounge diner and pantry cupboard.

FAMILY BATHROOM

8' 9" x 4' 5" (2.69m x 1.35m) , with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, chrome towel radiator and tiled walls.



LOUNGE DINER

13' 0" x 14' 10" (3.97m x 4.54m) , with UPVC windows and double doors to the rear aspect, wall mounted electric fire, radiator and doors to the conservatory and kitchen.

KITCHEN

8' 11" x 6' 7" (2.74m x 2.01m) , with UPVC window to the front aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric oven, four ring gas hob with extraction above, spaces for fridge and washing machine and wall mounted cupboard with complementary tiling below.

CONSERVATORY

11' 11" x 8' 8" (3.65m x 2.65m) , with UPVC windows and double doors to the rear aspect.



FIRST FLOOR LANDING

With doors to three bedrooms and fitted cupboard.

BEDROOM 1

8' 11" x 13' 6" (2.72m x 4.12m) , with UPVC window to the front aspect, radiator, fitted cupboard and door to en-suite WC.

EN-SUITE WC

With WC and tiled walls.

BEDROOM 2

10' 2" x 12' 6" (3.12m x 3.82m) , with two UPVC windows to the rear aspect and radiator.

BEDROOM 3

8' 6" x 12' 11" (2.60m x 3.96m) , with UPVC window to the rear aspect and radiator.



OUTSIDE

To the front of the property there is a courtyard garden with flowerbeds. To the rear of the property there is a blocked paved seating area, sheds, greenhouse and flowerbeds.



WEBSITE

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Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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.

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FLOORPLAN TO FOLLOW

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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.

