



84 Little Bargate Street

Lincoln, LN5 8JL

Offers in the region of £225,000

A rear opportunity to purchase this large four bedroomed detached house situated just off Lincoln High Street, close to a range of local shops and facilities. The property has a driveway providing off road parking and giving access to the Detached Single Garage and there are gardens to the side and rear. Internally the property offers spacious living accommodation briefly comprising of Entrance Hallway, Inner Hallway, Study, Downstairs WC, Lounge, Dining Room, Kitchen, Utility Room and First Floor Landing leading to four double Bedrooms, Bathroom and Separate WC. The property is in need of some modernisation but also benefits from UPVC double glazing and gas central heating. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Travelling south along Lincoln High Street turn left onto Spencer Street, left onto Little Bargate Street and continue along until the property can be located on the left hand side. The property can also be located off the High Street behind the Church of St. Basil and St. Paisios.

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.





ENTRANCE HALL

With external door to the side elevation, window to the front elevation, door to study and opening into hallway.

HALLWAY

With doors to WC and inner hallway.

INNER HALLWAY

With UPVC double glazed window to the side elevation, stairs to the first floor, radiator and doors to lounge and kitchen.

STUDY

12' 8" x 12' 0" (3.86m x 3.66m) , with UPVC double glazed window to the front elevation, gas fire, storage cupboard and radiator.



W.C

With UPVC double glazed window to the rear elevation, low level WC, wash hand basin and gas fired central heating boiler.

LOUNGE

15' 3" x 15' 3" (4.65m x 4.65m) , with UPVC double glazed window to the front elevation, fireplace with electric fire inset, radiator and door into dining room.

DINING ROOM

12' 0" x 11' 4" (3.66m x 3.45m) , with UPVC double glazed windows to the front and side elevations, radiator and door into kitchen.



KITCHEN

12' 9" x 11' 3" (3.89m x 3.43m) , with UPVC double glazed window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, 1 ½ bowl stainless steel sink unit and drainer, space for freestanding cooker, plumbing for washing machine, radiator and door into utility room.

UTILITY ROOM

11' 3" x 4' 7" (3.43m x 1.4m) , with UPVC double glazed window to the side elevation, external door to the side elevation, tiled flooring, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing and space for washing machine.

FIRST FLOOR LANDING

With banister rail, radiator, airing cupboard housing the hot water cylinder and doors to four bedrooms, bathroom and WC.

BEDROOM 1

15' 7" x 12' 0" (4.75m x 3.66m) , with UPVC double glazed window to the front elevation, built-in wardrobes and radiator.

BEDROOM 2

15' 2" x 9' 0" (4.62m x 2.74m) , with UPVC double glazed window to the front elevation, built-in wardrobes and radiator.





BEDROOM 3

14' 6" x 10' 1" (4.42m x 3.07m) , with UPVC double glazed windows to the front and side elevations, built-in wardrobes and radiator.

BEDROOM 4

11' 3" x 8' 3" (3.43m x 2.51m) , with UPVC double glazed window to the side elevation, built-in wardrobes, radiator and access to eaves storage.

BATHROOM

9' 1" x 6' 4" (2.77m x 1.93m) , with UPVC double glazed window to the side elevation, wash hand basin, bath with mains shower over, radiator and extractor fan.

W.C

With UPVC double glazed window to the rear elevation, low level WC and wash hand basin.

OUTSIDE

To the rear of the property there is a lawned garden with a gravelled driveway providing off road parking and giving access to the Detached Single Garage. To the side of the property there is a further lawned garden, side access to the garage and a gate leading to the front of the property which over looks the church.

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

Move with Us and Silks 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 the new will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silks & Betteridge the new 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.

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.
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Total area: approx. 1819.9 sq. feet

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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.

