



3 Yarborough Terrace

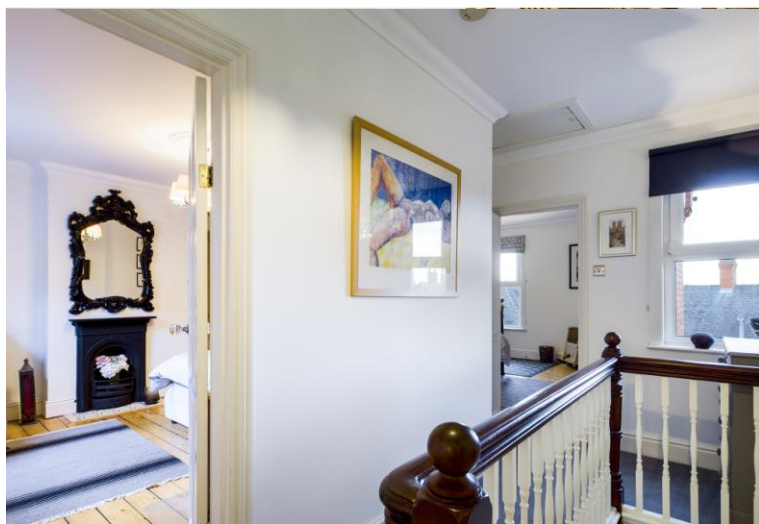
Lincoln, LN1 1HN

£350,000

This is a three bedroomed period end terrace house situated in this prime uphill location with fantastic views across the City. The property has been greatly improved by the current owners, whilst maintaining many original features, and offers high specification living accommodation to briefly comprise of Entrance Porch, Reception Hallway with original mosaic tiled flooring, Bay fronted Reception Room, Lounge with double doors to the rear garden, a newly fitted larger than average modern Kitchen/Dining Room and First Floor Landing leading to Master Bedroom with En-Suite and fitted wardrobes, two further Bedrooms and a newly fitted luxury Family Bathroom. Outside there are gardens to the front and side, a block paved garden to the rear with a brick shed and off road parking to the side. The property benefits from gas central heating and UPVC double glazing. Viewing is essential to appreciate the accommodation on offer.



3 Yarborough Terrace, Lincoln, LN1 1HN



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading into Lincoln on Burton Road, at the roundabout bear right onto Yarborough Road and proceed along and turn left onto Carline Road. Turn left onto Yarborough Terrace where the property can be located.

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.

NOTE - There has been Planning Permission granted previously to build an extension to the side of the property.



ENTRANCE PORCH

With door to the front aspect, mosaic tiled flooring, partly tiled walls, stained glass window and door to the reception hallway.

RECEPTION HALLWAY

With UPVC windows to the front and side aspects, original mosaic tiled flooring, stairs to the first floor landing, under stairs storage cupboard, radiator and doors to the lounge, reception room and kitchen dining room.

RECEPTION ROOM

14' 9" x 12' 8" (4.52m x 3.88m) , with walk-in UPVC bay window to the front aspect, fitted shutters and radiator.

LOUNGE

13' 3" x 12' 5" (4.06m x 3.81m) , with UPVC double doors to the rear aspect, original wooden floorboards, radiator and fire with marble hearth and surround.



KITCHEN DINING ROOM

12' 2" x 28' 8" (3.71m x 8.75m)

Dining Room with UPVC windows to the side aspect, UPVC door to the rear aspect, wooden flooring, radiator, full height storage cupboard and steps up to the kitchen area.

Kitchen Area with UPVC window to the side aspect, tiled flooring, fitted with a range of modern base units and drawers with granite work surfaces over, stainless steel sink unit with mixer tap above and granite drainer, integral double oven and grill with five ring induction hob, spaces for fridge freezer, automatic washing machine and tumble dryer, wall mounted cupboards and LED spotlights.



FIRST FLOOR LANDING

With UPVC windows to the front aspect, access to the roof void and doors to three bedrooms and bathroom.

BEDROOM 1

12' 0" x 10' 8" (3.66m x 3.26m) , with UPVC windows to the rear and side aspects, fitted wardrobes, radiator and door to en-suite.

EN-SUITE

8' 2" x 6' 3" (2.49m x 1.91m) , with UPVC window to the side aspect, tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin, chrome towel radiator and underfloor heating.

BEDROOM 2

13' 3" x 12' 11" (4.04m x 3.94m) , with UPVC window to the rear aspect, original wooden floorboards, decorative fireplace and coving to ceiling.

BEDROOM 3

12' 6" x 15' 9" (3.82m x 4.81m) , with UPVC double glazed windows to the front aspect with views over the city, original wooden floorboards, decorative fireplace and radiator.



BATHROOM

8' 3" x 8' 3" (2.54m x 2.52m) , with UPVC window to the side aspect, tiled flooring, partly tiled walls, suite to comprise of bath with shower attachment, WC and wash hand basin and chrome towel radiator.



OUTSIDE

To the front of the property there are steps up to the front door with flowerbeds to the side. To the side of the property there is off road parking. To the rear of the property there is a concrete rear yard with steps up to a blocked paved seating area, raised flowerbeds and a brick shed.

SHED

9' 1" x 9' 1" (2.77m x 2.78m), with window to the side aspect, door to the rear garden, power and lighting.

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

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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

Move with Us and Sils and Better Edge 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 & Better Edge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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

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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.

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

1. The detail herein 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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Approximate net internal area: 1538.83 ft² / 142.96 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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.

