

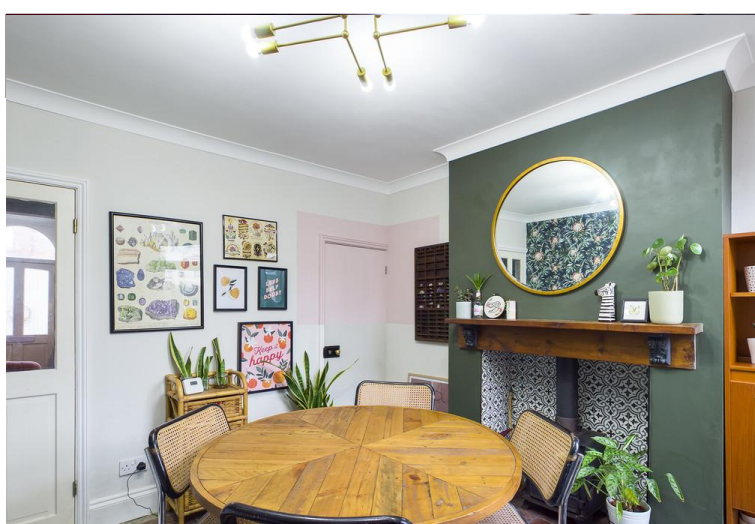


4 Weir Street Lincoln, LN5 8DS

£152,000

An immaculately presented two bedroomed end-terraced house situated just off St. Catherine's, to the south of the City of Lincoln and within a short walk to the High Street and Lincoln City Centre. The property has been tastefully modernised by the current owners and has living accommodation briefly comprising of Lounge, Inner Hallway, Dining Room, Kitchen and First Floor Landing leading to a Bedroom and Bathroom and stairs leading to Second Floor with a further double Bedroom. Outside there is a landscaped garden with a decorative slate area leading to block paved pathway and seating area, patio area and a range of attractive plants, shrubs and trees. The property further benefits from having been re-roofed and a new gas fired boiler has been installed. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln South along the High Street, at the South Park roundabout proceed straight across onto St. Catherine's and then turn right onto Colegrave Street. Turn right onto Weir Street 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

LOUNGE

11' 3" x 10' 5" (3.43m x 3.18m) , with timber door and UPVC double glazed window with fitted shutters to the front elevation, wooden flooring, fireplace with open fire, radiator and door into inner hallway.

INNER HALLWAY

With slate tiled flooring, stairs to the first floor and door into dining room.

DINING ROOM

11' 7" x 10' 3" (3.53m x 3.12m) , with UPVC double glazed external door to the rear elevation, slate tiled flooring, fireplace with solid wood mantle, quarry tiled hearth and wood burner inset (requires flue to be installed), designer radiator, under stairs storage cupboard and door into kitchen.

KITCHEN

16' 8" x 5' 0" (5.08m x 1.52m) , with two timber windows to the side elevation, timber external door to the side elevation, slate tiled flooring, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiled splashbacks, composite sink with mixer tap, integral oven, four ring induction hob, integral fridge freezer, plumbing and space for washing machine, spotlighting and radiator.

FIRST FLOOR LANDING

With stairs to the second floor, exposed floorboards and doors to bedroom and bathroom.

BEDROOM 2

11' 2" x 10' 5" (3.4m x 3.18m) , with UPVC double glazed window to the front elevation, exposed floorboards and designer radiator.

BATHROOM

10' 4" x 5' 4" (3.15m x 1.63m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk in shower cubicle and designer heated towel rail.

SECOND FLOOR

BEDROOM 1

16' 4" x 10' 0" (4.98m x 3.05m) , with Velux window to the front elevation, radiator and access to the eaves storage.

OUTSIDE

There is a decorative slate area leading to a block paved pathway and seating area, decorative stone surround and a patio seating area. There is also access via a shared passageway leading to a gate into the rear garden.



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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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