



St Hilda's Lodge, 60 Steep Hill

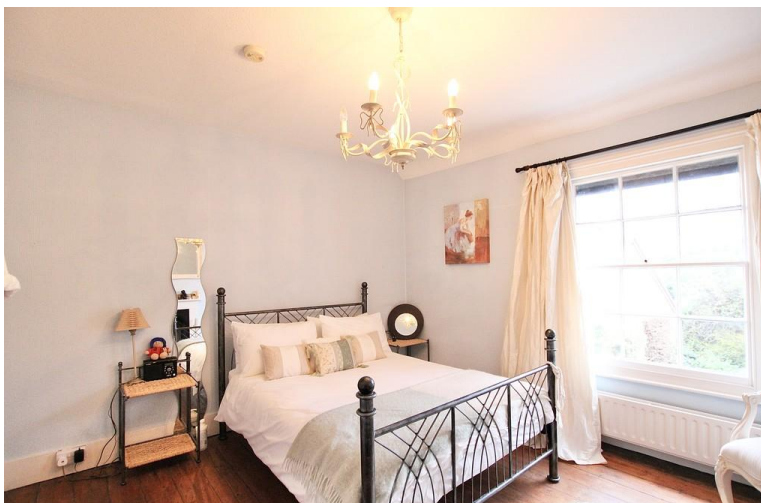
Lincoln, LN2 1LR

£325,000

A three storey end terraced period house situated in this prime Lincoln location in the heart of the historic Cathedral Quarter and is within close proximity to Lincoln Castle and Cathedral as well as the popular Bailgate. Lincoln City Centre is just a short walk away. Internally the property is well presented throughout and has living accommodation briefly comprising of Basement, Lounge, Breakfast Kitchen, First Floor Landing leading to two Bedrooms and Second Floor Landing leading to further Bedroom and a modern Bathroom. To the rear of the property there is a courtyard garden with Italian terracotta patio. Viewing of the property is essential to appreciate the accommodation on offer and the position it sits within this sought after city location.



Hilda Lodge, 60 Steep Hill, Lincoln, LN2 1LR



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

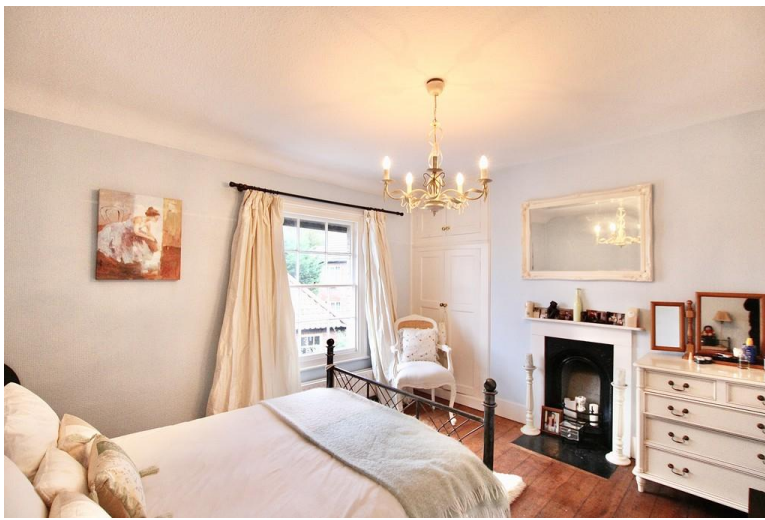
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Walking from Lincoln City Centre from the High Street towards the Cathedral, continue onto The Strait which turns into Steep Hill 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

13' 9" x 13' 8" (4.19m x 4.17m) , with timber door and sash window to the front elevation, feature fireplace, stairs to the first floor, radiator, opening into breakfast kitchen and door to basement.

BREAKFAST KITCHEN

12' 9" x 11' 4" (3.89m x 3.45m) , with timber stable door to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 ½ bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, spaces for fridge and freezer, plumbing and space for washing machine, built-in seating area and radiator.

FIRST FLOOR LANDING

With timber window to the side elevation, doors to two bedrooms, radiator and stairs to the second floor.



BEDROOM

12' 2" x 10' 9" (3.71m x 3.28m) , with timber window to the side elevation and sash window to the front elevation, exposed floorboards, feature fireplace, built-in storage cupboard and radiator.

BEDROOM

8' 1" x 7' 2" (2.46m x 2.18m) , with sash window to the rear elevation and radiator.



SECOND FLOOR LANDING

With window to the side elevation, radiator, storage cupboard and doors to bedroom and bathroom.

BEDROOM

12' 6" x 11' 1" (3.81m x 3.38m) , with sash window to the front elevation, exposed floorboards, feature fireplace, built-in cupboard and radiator.

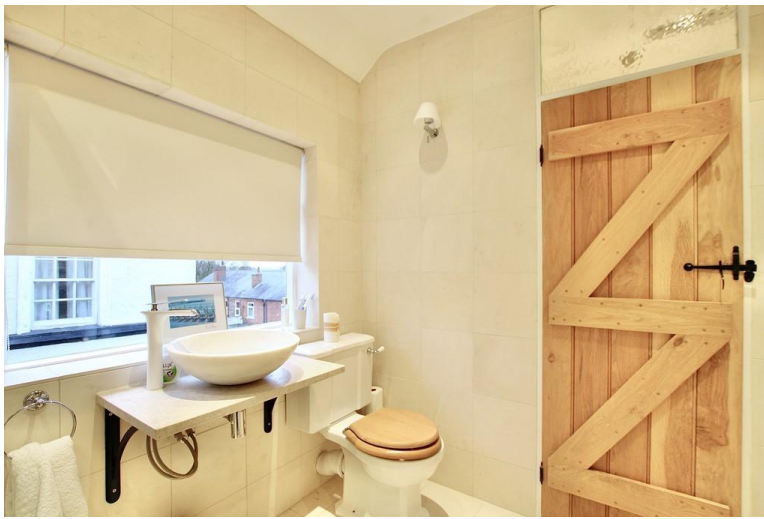
BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m) , with timber window to the rear elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin, bath and walk-in shower cubicle, spotlighting and wall lights.



OUTSIDE

To the rear of the property there is a courtyard garden with Italian Terracotta patio and a gate to the side of the property.



WEBSITE

Our detailed website show 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 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.

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

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

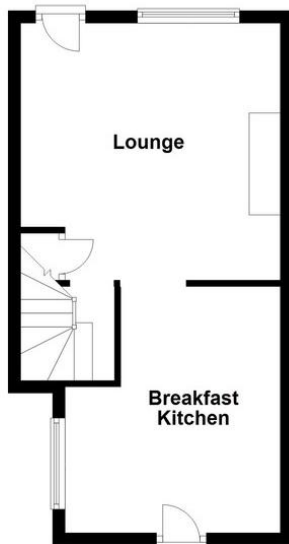
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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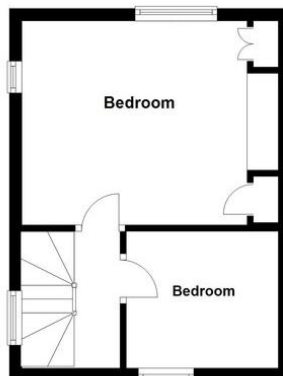
Ground Floor

Approx. 348.2 sq. feet



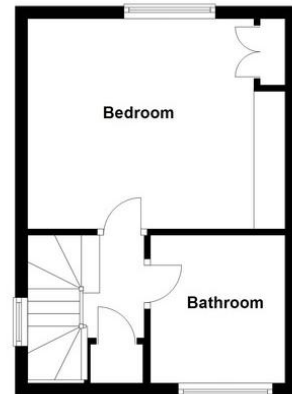
First Floor

Approx. 246.8 sq. feet



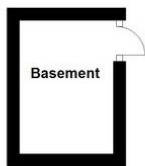
Second Floor

Approx. 260.1 sq. feet



Basement

Approx. 34.8 sq. feet



Total area: approx. 890.0 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.

