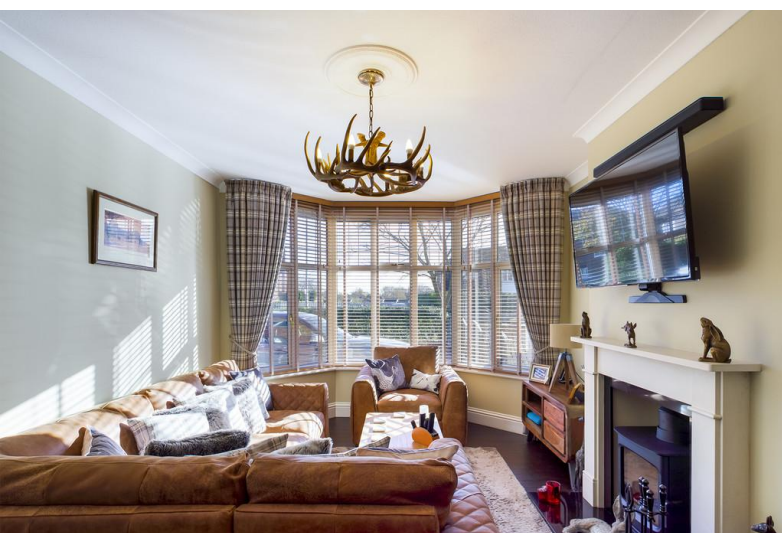


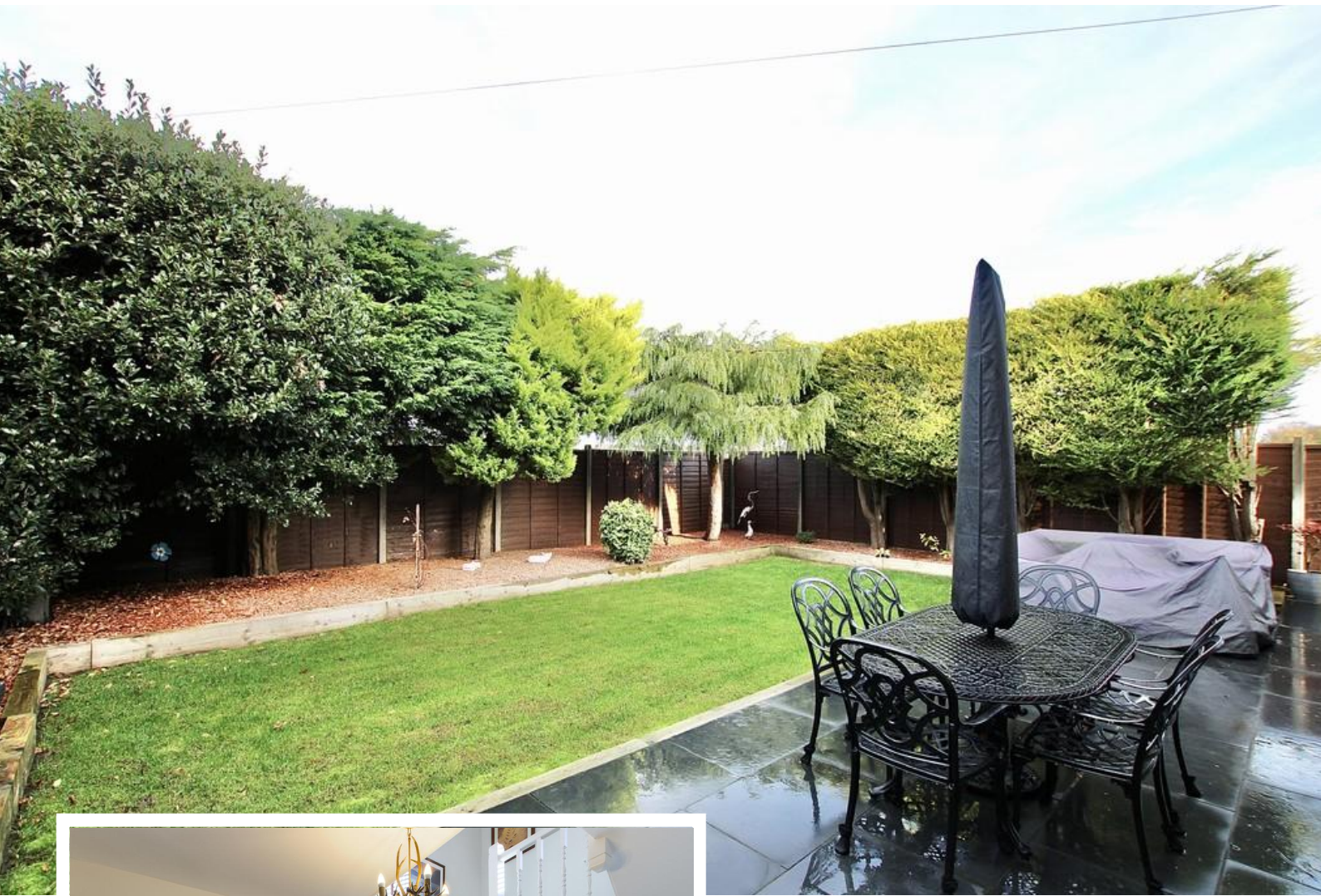


£370,000

**63 YARBOROUGH CRESCENT
LINCOLN
LN1 3NF**

3 BEDROOMS





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln up Yarborough Road and at the Burton Road roundabout proceed straight across on to Yarborough Crescent where the property can be located on the left 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.



NO ONWARD CHAIN - A fantastic and attractive bay fronted semi-detached house situated in this prime uphill location on Yarborough Crescent and within walking distance to the popular Lincoln Bailgate Area, Lincoln Castle and Cathedral.

The property has been greatly improved by the current owners to a high specification and finish throughout. You enter the property via the Entrance Porch which takes you into the Hallway and gives access to the Downstairs WC, large Lounge Diner with two stone fireplaces with granite hearths, one with an open fire and the other with an Ignite wood burner, whilst also featuring the original exposed floorboards and fitted blinds.

To the rear of the property there is a fantastic Kitchen Diner with bi-fold doors leading to the rear garden and has a high quality fitted kitchen with a range of integral appliances, including a double oven, ceramic hob, dishwasher, wine cooler, fridge freezer and composite sink unit and drainer. The Kitchen also has remote controlled electric fitted blinds and gives access to the Utility Room.



There is a split level landing to the First Floor leading to two Double Bedrooms with fitted Sharpes wardrobes and a third Bedroom with a high quality fitted shelving unit which is currently being utilised as a Home Office. There is also a Family Bathroom with a fitted luxury bathroom suite with Jacuzzi bath and complementary wall tiling. The property has been fitted with luxury carpets to the First Floor.

Outside the property is approached via electric gates with intercom system leading to a recently laid resin driveway with granite surround which provides ample off road parking and gives access to the Garage with a mezzanine floor providing further storage. To the rear of the property there are recently landscaped gardens with attractive decorative gravelled surrounds and a 50m square Italian slate patio. The property further benefits from Nest Smart Controls, including CCTV. Viewing of the property is essential to appreciate the standard of accommodation on offer and the position it sits within this sought after uphill location.



ENTRANCE PORCH

HALL

LOUNGE DINER - 31' 9" x 11' 8" (9.68m x 3.56m)

KITCHEN DINER - 23' 1" x 9' 1" (7.04m x 2.77m)

UTILITY ROOM - 8' 3" x 5' 9" (2.51m x 1.75m)

FIRST FLOOR LANDING

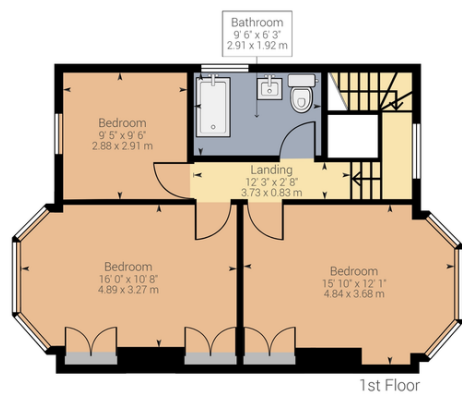
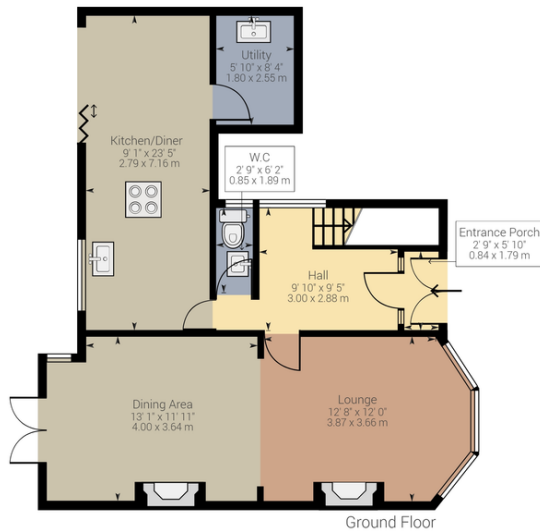
BEDROOM 1 - 16' 1" x 10' 7" (4.9m x 3.23m)

BEDROOM 2 - 16' 0" x 11' 9" (4.88m x 3.58m)

BEDROOM 3 - 9' 5" x 9' 4" (2.87m x 2.84m)

BATHROOM - 9' 4" x 6' 3" (2.84m x 1.91m)





Approximate net internal area: 1353.67 ft² / 125.76 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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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.

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

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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 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.

