



**88 Broadway**

Lincoln, LN2 1SR

**£269,950**

A three bedroomed semi-detached dormer bungalow situated in this sought after Uphill location, within walking distance to the Lincoln Bailgate and Cathedral Quarter. The property is situated on a large plot with garden to the front and a driveway providing ample off road parking which also gives access to the Tandem Double Garage. To the rear of the property there is a generous lawned garden with a patio seating area, offering the potential for extension (subject to planning permissions). Internally the property offers living access to comprise of Entrance Hallway, Lounge, Dining Room, Kitchen, downstairs Bedroom, Bathroom and First Floor Landing leading to two Bedrooms. The property is in need of some modernisation and is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — E.**

#### **TENURE - Freehold.**

#### **VIEWINGS - By prior appointment through Mundys.**

#### **DIRECTIONS**

Leaving Lincoln north along Yarborough Road, at the Burton Road roundabout proceed straight along onto Yarborough Crescent and at the next roundabout turn right onto Newport. Turn left onto Broadway and 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.







## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed external door to the front elevation, UPVC double glazed window to the side elevation, stairs to the first floor, radiator and doors to kitchen, lounge, bathroom, dining room and bedroom.

### LOUNGE

15' 9" x 11' 4" (4.8m x 3.45m) , with UPVC double glazed window to the front elevation, gas wall fire and radiator.

### DINING ROOM

11' 9" x 11' 5" (3.58m x 3.48m) , with UPVC double glazed window to the front elevation and radiator.

### KITCHEN

12' 2" x 11' 4" (3.71m x 3.45m) , with UPVC double glazed window and door to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine and space for fridge freezer .

### BEDROOM

12' 0" x 11' 4" (3.66m x 3.45m) , with UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

7' 2" x 6' 3" (2.18m x 1.91m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin and bath with mains shower over, tiled walls and radiator.

### FIRST FLOOR LANDING

With doors to two bedrooms.

### BEDROOM

17' 3" x 8' 9" (5.26m x 2.67m) , with UPVC double glazed window to the rear elevation, wash hand basin and radiator.

### BEDROOM

12' 0" x 6' 6" (3.66m x 1.98m) , with UPVC double glazed window to the rear elevation, wash hand basin and radiator.

### OUTSIDE

To the front of the property there is a garden with a gated driveway to the side providing ample off road parking and giving access to the Tandem Garage. To the rear of the property there is a patio seating area and a generous sized lawned garden with a range of plants, shrubs and trees.



#### 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](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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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.

#### 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

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