

## 15 St. Andrews Close Lincoln



**£89,950**

Positioned just to the centre of the Historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise; Lounge, Kitchen, Inner Hallway, Shower Room and Bedroom. Outside there are gardens to the front, driveway to the side, car port and rear garden with sheds. Viewing of this property is highly recommended to appreciate the accommodation on offer and the position it sits within this city centre location.

**Location** Located close to the city centre where all the usual High Street facilities are available.

For more information about Lincoln view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/lincoln/>

**Directions** Heading out of Lincoln on the High Street turn left onto Scorer Street, proceed along Scorer Street for some time eventually turning right onto St. Andrews Street then turn left onto St. Andrews Close where the property is located in front of you.

For satellite navigation purposes, please use the postcode LN5 7XT.

Or why not visit our website at <http://mundys.net/> and use the 'multi map' facility to see the directions on-line.

**Services** All main services available. Gas central heating.

EPC Energy Rating = D.

**Tenure** Freehold.

**Viewings** By prior appointment through Mundys.

**Note** These Property Particulars were revised on 16<sup>th</sup> December 2014.

#### **WEBSITE**

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on [www.mundys-uk.com](http://www.mundys-uk.com)

#### **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, call in or visit our website for details of all our packages.

#### **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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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 & Co. 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## **Accommodation**

### **Lounge**

Approx. 4.93m x 3.33m (16'2 x 10'11), with uPVC window and doors to the front aspect, electric fire, radiator, archway leading into the Kitchen and door to the Inner Hallway.

### **Kitchen**

Approx. 2.90m x 1.93m (9'6 x 6'4), with uPVC window to the front aspect, fitted with a range of base units and drawers with work surfaces over, wall mounted units with complementary tiling below, stainless steel sink unit and drainer, spaces for cooker, fridge and washing machine, floor mounted electric heater and wall mounted gas central heating boiler.

### **Inner Hallway**

With doors leading into the Bedroom, Shower Room, cloaks cupboard, airing cupboard housing hot water tank and shelving, access to the roof void and radiator.

### **Bedroom 1**

Approx. 3.35m x 2.69m (11'0 x 8'10), with uPVC window and door giving access to the rear garden, radiator and fitted wardrobes.

### **Shower Room**

Approx. 1.93m x 1.68m (6'4 x 5'6), with uPVC window to the rear aspect and suite to comprise; shower, WC and wash hand basin, partly tiled walls and radiator.

### **Outside**

To the front of the property there is a lawned garden with paved seating area, off street parking for vehicles and giving access to the car port to the side of the property. To the rear of the property there is a lawned fenced garden with paved seating area and sheds.

## Photograph Gallery

