

## 21 Yarborough Crescent Lincoln



**DRAFT DETAILS AWAITING VENDOR'S APPROVAL**

**£240,000**

A semi-detached house situated in a popular location in the Uphill Area of the Historic Cathedral and University City of Lincoln. The property is in need of some modernisation and offers spacious living accommodation briefly comprising of Entrance Hallway, Cloakroom, Lounge, Dining Room, Kitchen, Pantry and First Floor Landing leading to Three Bedrooms, Bathroom and separate WC. Outside there are generous mature gardens and driveway providing off road parking for several vehicles and giving access to the Detached Single Garage. The property has many original features and benefits from UPVC double glazing and gas central heating. Viewing is highly recommended to appreciate the accommodation on offer and the property is being sold with No Onward Chain.

**Location** Particularly well located in the Uphill Area of Lincoln, being close to a wide range of local shops, schools, leisure facilities and the historic Cathedral Quarter. The Bailgate area with its quaint boutiques, bistros and restaurants is only a short walk away.

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 Yarborough Road, at the roundabout proceed straight across onto Yarborough Crescent and the property can be located on the left hand side.

For satellite navigation purposes, please use the postcode LN1 3NF.

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

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

EPC Energy Rating = to follow.

**Tenure** Freehold.

**Viewings** By prior appointment through Mundys.

**Note** These Property Particulars were compiled on 11<sup>th</sup> June 2016

#### **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.net](http://www.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, call in or visit our website for more details.

#### **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.

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:

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 Mundys 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

### Entrance Hallway

With external stained glass door to the front elevation, stained glass window to the side elevation, two radiators and doors to cloakroom, lounge, dining room and kitchen.

### Cloakroom

With stained glass window to the side elevation, low level WC, wash hand basin, partly tiled walls and extractor fan.

### Lounge

Approx. 4.72m x 3.61m (15'6 x 11'10), with UPVC double glazed window to the front elevation, brick fireplace and two radiators.

### Dining Room

Approx. 4.78m x 3.66m (15'8 x 12'0), with UPVC double glazed door and three windows to the rear elevation, feature fireplace, two radiators and wall lighting.

### Kitchen

Approx. 2.92m x 2.84m (9'7 x 9'4), with UPVC double glazed door and window to the rear elevation, fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl porcelain sink unit and drainer with mixer tap, space for cooker, integral dishwasher, radiator, wall mounted gas fired central heating boiler, partly tiled walls and door to pantry.

### Pantry

With UPVC double glazed window to the side elevation, shelving and plumbing for washing machine.

### First Floor Landing

With stained glass window to the front elevation, access to roof void and doors leading to three bedrooms, bathroom and separate WC.

### Bedroom 1

Approx. 4.93m x 3.25m (16'2 x 10'8), with UPVC bay window to the rear elevation, built in wardrobes, feature fireplace and radiator.

### Bedroom 2

Approx. 4.88m x 3.63m (16'0 x 11'11), with UPVC double glazed bay window to the front elevation, feature fireplace and radiator.

### Bedroom 3

Approx. 2.87m x 2.84m (9'5 x 9'4), with UPVC double glazed window to the rear elevation and radiator.

### Bathroom

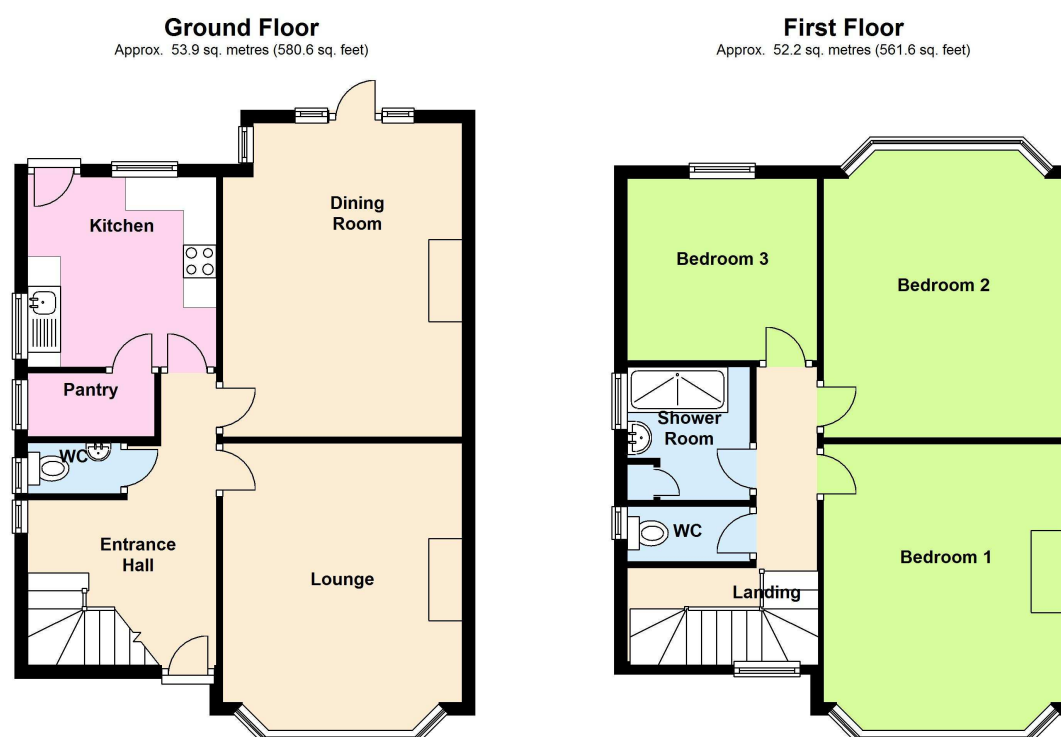
With UPVC double glazed window to the side elevation, low level WC, shower cubicle with mains shower, partly tiled walls and airing cupboard housing the hot water cylinder.

### Separate WC

With UPVC window to the side elevation, low level WC and partly tiled walls.

### Outside

To the front of the property there is a lawned garden with flowerbeds and driveway providing off street parking for several vehicles and giving access to the detached single garage. To the rear of the property there are mature lawned gardens with a variety of plants, shrubs and trees, patio seating area, greenhouse and two outbuildings.



Total area: approx. 106.1 sq. metres (1142.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.

## Photograph Gallery

