



## 2 bed detached house to buy in

West Parade, Lincoln, Lincoln,  
Lincolnshire, LN1 1HY

**£110,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bedroom Detached House
- ✓ Lounge & Dining Room
- ✓ Residents Permit Parking
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A rare opportunity to acquire a two bedroom detached house in Lincoln's City Centre, with accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen/Breakfast Room and a First Floor Landing leading to two Double Bedrooms and a Family Bathroom. Outside there is an enclosed private garden with views of the City. The property further benefits from residents permit parking. Viewing is highly recommended.

**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 University.

**HALL** With radiator and double glazed window to the side aspect.

**CLOAKROOM/WC** With close coupled WC, wash hand basin, tiled splashbacks and double glazed window to the side aspect.

**LOUNGE** 14' 10" x 13' 0" (4.54m x 3.97m) , with staircase to First Floor, two double glazed windows to the side aspects and radiator.

**DINING ROOM** 12' 4" x 11' 3" (3.76m x 3.45m) , with double glazed window to the side aspect and radiator.

**KITCHEN/BREAKFAST ROOM** 14' 10 " x 14' 1 (max)" (4.52m x 4.29m) , fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a cooker, washing machine and fridge freezer, tiled splashbacks, radiator, three doors to the side aspects and door to the garden.

**FIRST FLOOR LANDING** With two double glazed windows to the side aspects, loft access point and radiator.

**BEDROOM 1** 13' 1" x 11' 6" (4.00m x 3.52m) , with double glazed window to the side aspect, overstairs storage cupboard and radiator.

BEDROOM 2 14' 10" x 8' 0" (4.54m x 2.46m) , with double glazed window to the side aspect, storage cupboard and radiator.

BATHROOM Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE The property benefits from residents permit parking. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and mature shrubs.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Detached House

Parking: Permit Parking, Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

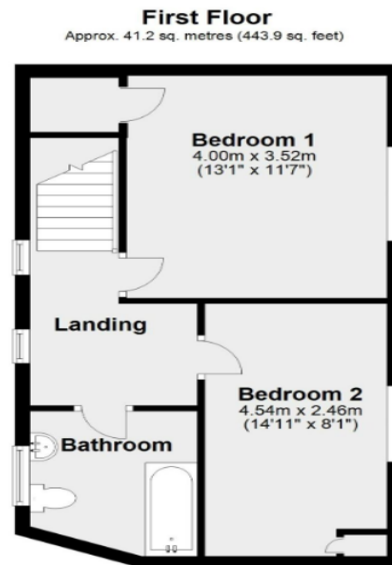
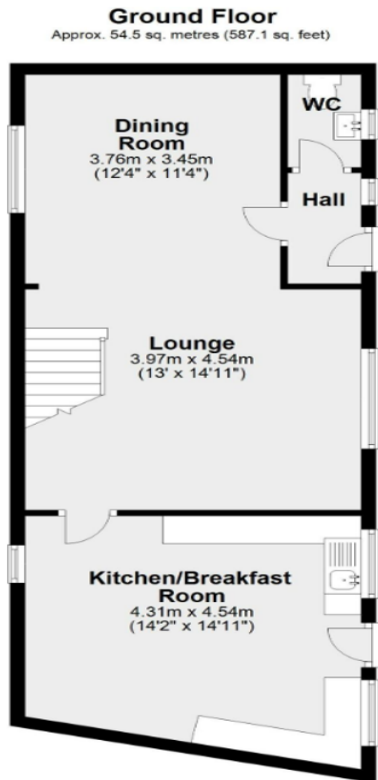
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Total area: approx. 95.8 sq. metres (1031.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

West Parade, Lincoln, Lincoln, Lincolnshire, LN1 1HY

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

