

4 bed terraced house to buy in

Lindum Road, Lincoln , Lincolnshire, LN2 1NS

£200,000 Starting Bid

x 4 x 2 x 1

Tenure

Freehold

Permit Parking parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Large kitchen diner ideal for entertaining
- Four generous double bedrooms
- EPC Rating D

Key Information

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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Spacious Four Double Bedroom Period Home in Sought-After Uphill Location offered by Auction sale.

A beautifully presented Victorian-style property offering generous living space across four large double bedrooms, brimming with character and period features including attractive fireplaces.

This impressive home has recently undergone a light refurbishment, including redecoration and new carpets throughout, creating a fresh and inviting interior while retaining its original charm.

The accommodation briefly comprises a welcoming entrance hallway, a spacious and light-filled living area, and a particularly large kitchen diner, ideal for modern family living and entertaining.

The property further benefits from two well-appointed shower rooms on both the ground and first floor, offering convenience for larger households, and four generous double bedrooms, two of which benefit from walk-in wardrobes.

The property is arranged over four floors, including a spacious basement ideal for storage.

Adding a touch of intrigue, the basement also houses an in-ground safe and a gun cabinet a fascinating nod to the property`s past. These unique features lend a real sense of history and character, sparking the imagination and setting this home apart from the ordinary.

Externally, the property features an enclosed private rear courtyard garden, designed for ease of maintenance and providing a pleasant outdoor space to relax.

Ideally situated on Lindum Road (LN2), the property lies in a highly desirable uphill location, just a short walk from the historic cathedral quarter and city centre, both reachable within approximately 5 10 minutes. The area offers a range of amenities, independent shops, cafés, and well-regarded schools nearby.

Permit parking is available close to the property, approximately a 2-minute walk away.

This is a fantastic opportunity to acquire a spacious period home in one of the city`s most sought-after locations, perfectly suited to families and professionals.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as `The Auctioneer`.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a Starting Bid` or Guide Price` and is accompanied by a Reserve Price`. The Reserve Price` is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price` / Starting Bid`. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold

prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers` obligations and sellers`

commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional CommentsIn order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc

VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Terraced House

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate 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

Sewerage: Standard UK domestic

Air conditioning: No

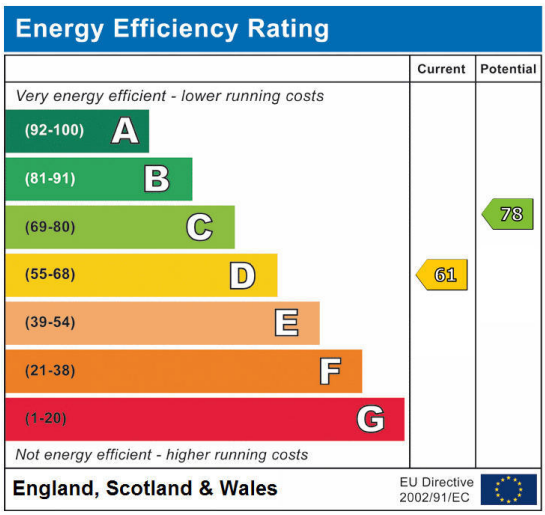
Broadband: Cable

Mobile signal coverage: Good



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

The marketing plans are shown for guidence purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Lindum Road, Lincoln , Lincolnshire, LN2 1NS

Contact your local branch today for more information on this property:

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