

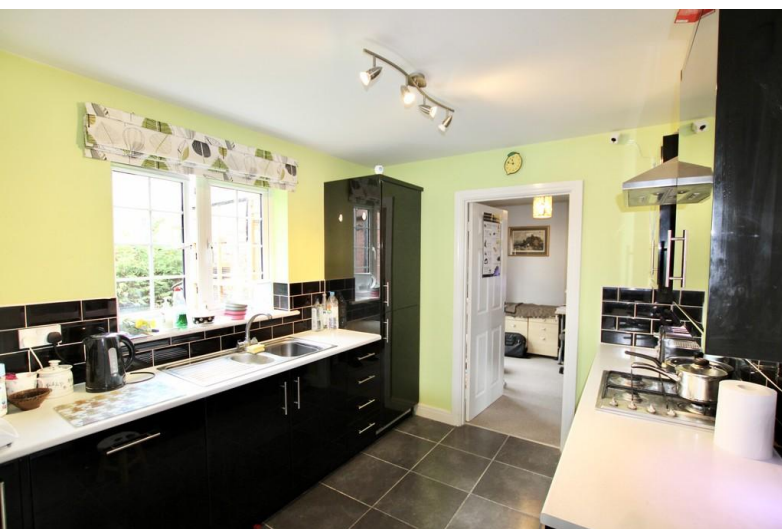


31 Pavillion Gardens

Lincoln, LN6 8BD

£240,000

A modern three double bed roomed detached house situated in a private and quiet cul de sac location within this popular residential area and well located for both Lincoln and North Hykeham. Internally the property offers living accommodation briefly comprising of Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room and First Floor Landing leading to three Bedrooms, En-suite to Bedroom 1 and Family Bathroom. Outside there is a driveway providing off road parking and giving access to the Attached Single Garage. There is a garden to the rear which is lawned with a patio area, decorative gravel areas and raised planters.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Newark Road, at the Ruston Sports Club turn left onto Pavillion Gardens and continue along this road. Just after the road bears right, turn left onto a turning circle and the property can then be located in the far right hand corner.

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.



ENTRANCE HALL

With stairs to the first floor, radiator and access to the cloakroom, lounge and kitchen.

CLOAKROOM

4' 8" x 3' 4" (1.42m x 1.02m) , with wash hand basin, low level WC and radiator.

LOUNGE

16' 9" x 14' 5" (5.11m x 4.39m) , with two UPVC double glazed windows to the front elevation, radiator and opening into dining room.

DINING ROOM

10' 2" x 8' 7" (3.1m x 2.62m) , with UPVC double glazed external doors to the rear garden, radiator and door to kitchen.



KITCHEN

10' 0" x 8' 7" (3.05m x 2.62m) , with UPVC double glazed window to the rear elevation, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, integral fridge freezer, integral dishwasher, radiator and door to utility room.

UTILITY ROOM

9' 3" x 4' 9" (2.82m x 1.45m) , fitted base units with work surfaces over, plumbing and space for washing machine and external door into the rear garden.

FIRST FLOOR LANDING

With access to the roof void, radiator and doors to three bedrooms and bathroom.



BEDROOM 1

13' 5" x 9' 9" (4.09m x 2.97m) , with UPVC double glazed window to the rear elevation, fitted wardrobe, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM

6' 0" x 5' 4" (1.83m x 1.63m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls and radiator.

BEDROOM 2

13' 0" x 10' 2" (3.96m x 3.1m) , with two UPVC double glazed windows to the front elevation, fitted wardrobe, built-in storage cupboard and radiator.



BEDROOM 3

10' 2" x 9' 8" (3.1m x 2.95m) , with UPVC double glazed window to the front elevation, fitted wardrobes and radiator.

BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls and radiator.



OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Attached Single Garage. To the rear of the property there are lawned gardens with a patio area, decorative gravel flowerbeds and raised planters.

GARAGE

17' 3" x 9' 1" (5.26m x 2.77m)

WEBSITE

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SELLING YOUR HOME - HOW TO GO ABOUT IT

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Move with Us and Silks 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 Silks & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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.

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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 a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

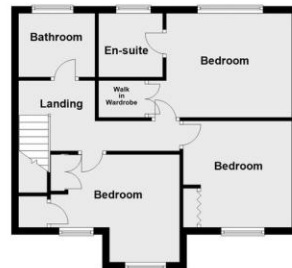
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Ground Floor
Approx. 695.3 sq. feet



First Floor
Approx. 525.8 sq. feet



Total area: approx. 1221.0 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

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