



6 Thorpe Avenue

Lincoln, LN1 3UU

£124,950

CASH BUYERS ONLY AS NON-TRADITIONAL CONSTRUCTION - A well presented two double bedroomed semi-detached bungalow located just off Burton Road in the Uphill area of Lincoln and within walking distance of shops and facilities along Burton Road. The property is also within easy access to Lincoln City Centre. The property is of non-traditional construction and is ideally suited to cash buyers. The internal accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen Diner, Conservatory, two Double Bedrooms and Bathroom. Outside there is a driveway providing ample off road parking and giving access to the Detached Single Garage. There is a further block paved area to the front of the property providing additional off road parking, if required. To the rear of the property there is a block paved seating area leading to lawned gardens. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading north out of Lincoln along Yarborough Road, at the Burton Road roundabout turn left on to Burton Road and proceed along, turning right on to Breedon Drive. Turn left on to Honington Approach and then right onto Thorpe Avenue where the property can be located on the right hand side.

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.



ACCOMMODATION

ENTRANCE HALL

With external door to front elevation, laminate flooring, radiator, meter cupboard, access to roof void and doors leading to the Lounge, Kitchen Diner, two Bedrooms and Bathroom.

LOUNGE

17' 8" x 11' 6" (5.38m x 3.51m) , with uPVC double glazed window to front elevation, laminate flooring, radiator and coving to ceiling.

KITCHEN DINER

17' 7" x 11' 6" (5.36m x 3.51m) , with uPVC double glazed window to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, breakfast bar, integral double oven and four ring gas hob with extractor fan over, integral fridge freezer and washing machine, plumbing and space for a dishwasher, 1 ½ bowl stainless steel sink unit and drainer, cupboard space housing the wall mounted gas fired central heating boiler, coving to ceiling, radiator and single glazed wooden door and window to the Conservatory.

CONSERVATORY

9' 6" x 9' 6" (2.9m x 2.9m) , with tiled flooring, uPVC double glazed windows and double doors to the rear and side elevations.

BEDROOM 1

11' 8" x 11' 7" (3.56m x 3.53m) ,with uPVC double glazed window to front elevation, radiator and coving to ceiling.

BEDROOM 2

11' 7" x 9' 4" (3.53m x 2.84m) , with uPVC double glazed window to rear elevation, radiator and coving to ceiling.

BATHROOM

7' 8" x 7' 7" (2.34m x 2.31m) ,with two uPVC double glazed windows to rear elevation, laminate flooring, suite to comprise of low level WC, walk-in shower cubicle, wash hand basin and corner bath, fully tiled walls, heated towel rail and spotlights.

OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Detached Single Garage. There is a block paved area to the side of the driveway providing additional parking if required. The rear garden has a block paved seating area and lawned garden with a range of plants, shrubs and trees.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at 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 or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Move with Us and Sils 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 Sils & 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.

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, call 01522 556088 and 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 a 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Floor Plan
Gross internal area: 89.4 m² (962.5 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 3.17.2w

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

