



Mundys

Mundys  
est 1898

**18 Stonefield Avenue**

Lincoln, LN2 1QL

**£595,000**

An extended four bedroomed detached 1930s double bay fronted family home positioned in this prime Uphill location. The property has internal accommodation to comprises of Reception Hallway with stained glass windows, bay fronted Lounge with feature gas fire, Dining Area with double doors to the patio area and leading into the Open Plan Kitchen Area with modern fitted appliances and double doors to the side aspect. The spacious First Floor Landing with stained glass windows to the side aspect and access to four Bedrooms and a Shower Room. Outside there are gardens to the front, side and rear and driveway providing off road parking and giving access to the Garage. Viewing of the property is recommended to appreciate the accommodation on offer.



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#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING — D.

#### TENURE - Freehold.

#### VIEWINGS - By prior appointment through Mundys.

#### DIRECTIONS

Proceed up Lindum Hill and bear left onto Pottergate. Continue across at the mini roundabout and pass under the arch to the traffic lights. Continue straight across at the traffic lights and bear left onto Northgate, which soon becomes Church Lane. Once on Church Lane, Stonefield Avenue is a turning 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.



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#### RECEPTION HALL

14' 7" x 7' 11" (4.46m x 2.42m) , with parquet wooden flooring, radiator and doors to the under stairs storage cupboard, Lounge and Dining Area.

LOUNGE 4' 0" x 15' 4" (4.29m x 4.68m) , with walk-in UPVC bay window to the front aspect with stained glass windows, feature curved radiator, feature gas fire with stone hearth and picture rail.

#### DINING AREA

11' 10" x 14' 4" (3.63m x 4.37m) , with walk-in bay window and double doors to the rear aspect, space for dining room table, wooden flooring, gas fire, radiator and archway to the kitchen.



#### KITCHEN

21' 5" x 9' 11" (6.54m x 3.03m) , with UPVC window overlooking the rear garden, UPVC double doors and windows to the side aspects, wooden flooring, feature vertical radiator, fitted with a range of cream base units with work surfaces over, composite sink unit and drainer with mixer tap, wall mounted units with complementary splashbacks, integral oven, four ring electric hob with extraction above and spaces for dishwasher, automatic washing machine and fridge freezer.

#### FIRST FLOOR LANDING

With UPVC stained glass window to the side aspect, doors to the four bedrooms and shower room, access to the roof void and radiator.

#### BEDROOM

12' 4" x 15' 5" (3.78m x 4.71m) , with walk-in UPVC bay stained glass window to the front aspect, fitted cupboards and radiator.

#### BEDROOM

2' 3" x 11' 9" (3.74m x 3.60m) , with UPVC window to the rear aspect and fitted cupboards.

#### BEDROOM

11' 7" x 9' 10" (3.54m x 3.01m) , with UPVC window to the rear aspect and radiator.

#### BEDROOM

7' 11" x 8' 11" (2.43m x 2.73m) , with UPVC window to the front aspect, wooden flooring and radiator.



#### SHOWER ROOM

8' 10" x 5' 10" (2.70m x 1.78m) , with UPVC window to the side aspect, tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin, towel rail and extractor fan.

#### OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the garage (please note the property owns the driveway, road in front of the garden and the lawned area). To the side of the property there is a paved seating area with flowerbeds leading to the rear garden. To the rear of the property there is a lawned garden with mature shrubs and trees, seating areas and patio area .





## GARAGE

With double doors to the front aspect, window and door to the rear aspect, power and lighting.

### WEBSITE

Our detailed website shows 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](http://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

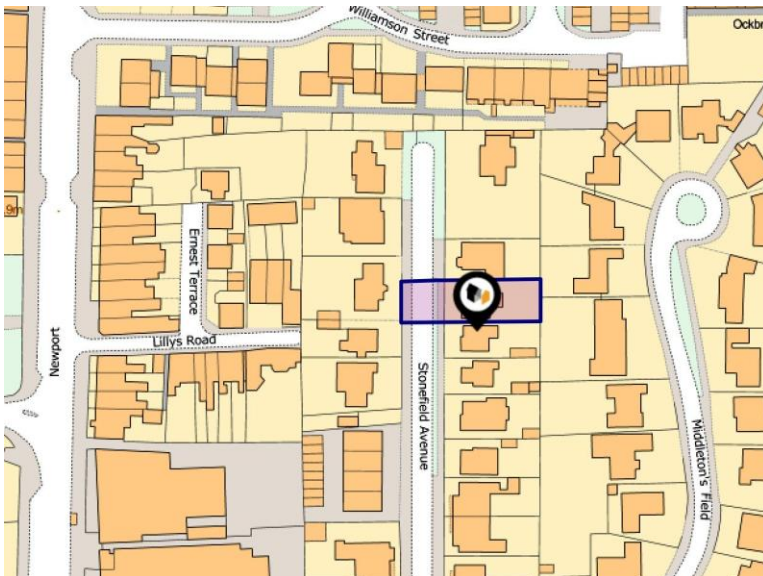
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 are 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.

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Approximate net internal area: 1345.84 ft<sup>2</sup> / 125.03 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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