



## 12 Egerton Road

Lincoln, LN2 4PJ

**£354,950**

A fantastic three storey, four bedroomed semi-detached family home situated within this prime location in the Uphill area of Lincoln and within walking distance of the Bailgate Area and Cathedral Quarter. The property is well presented throughout and boasts spacious living accommodation to briefly comprise of Entrance Hallway, Lounge, Cloakroom, Open Plan Kitchen Diner and First Floor Landing leading to three Bedroom and Family Bathroom. A Second Floor Landing leads to the Master Bedroom featuring fitted wardrobes, two Cabrio Velux windows and an En-Suite Shower Room. Outside there is a driveway to the front providing off road parking and giving access to a Single Garage. There is a generous garden to the rear with a pleasant patio seating area. Viewing of the property is essential to appreciate the accommodation on offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**TENURE** - Freehold.

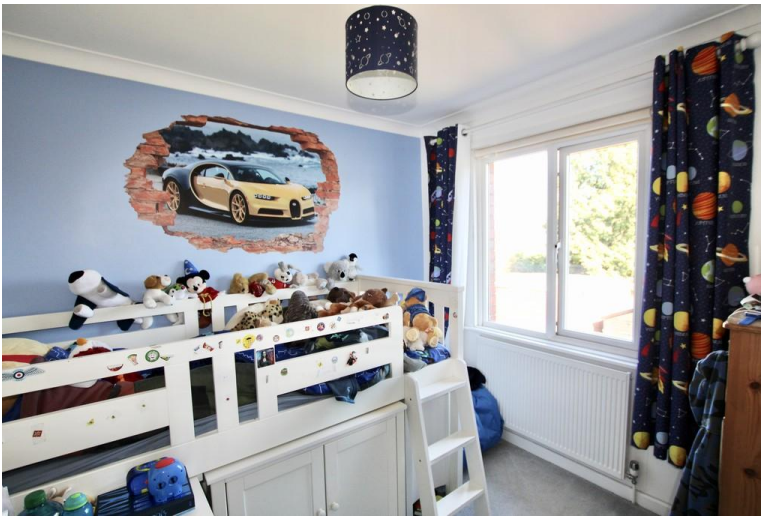
**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Head North out of Lincoln up Lindum Hill and at the top of the hill proceed straight across at the traffic lights and bear right on to Wragby Road. Continue along, turning left on to Egerton Road 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.



#### ENTRANCE HALL

With uPVC double glazed external door and window to side elevation, laminate flooring, stairs to the First Floor Landing, under stairs storage cupboard, radiator, coving to ceiling and doors leading to the Lounge, Cloakroom and Open Plan Kitchen Diner.

#### LOUNGE

15' 1" x 12' 4" (4.6m x 3.76m) With uPVC double glazed bay window to front elevation, marble fireplace with gas fire inset, radiator and coving to ceiling.

#### CLOAKROOM

With uPVC double glazed window to side elevation, laminate flooring, low level WC, wash hand basin, radiator and coving to ceiling.



#### OPEN PLAN KITCHEN DINER

20' 8" (max) x 14' 7" (max into bay) (6.3m x 4.44m) With uPVC double glazed door and windows to rear elevation, uPVC double glazed window to side elevation, laminate flooring, fitted with a range of wall, drawer and base units with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer with mixer tap, space for an oven with extractor fan over, spaces for fridge freezer and tumble dryer, plumbing and space for a washing machine, integral dishwasher, three seat breakfast bar, electric fire, three radiators, coving to ceiling and spotlights to ceiling.

#### FIRST FLOOR LANDING

With uPVC double glazed window to front elevation, banister rail, doors to three Bedrooms and Family Bathroom and stairs to the Second Floor Landing.



#### BEDROOM 2

12' 1" x 10' 1" (3.68m x 3.07m) With uPVC double glazed window to front elevation, built-in wardrobe with internal shelving and drawers, radiator and coving to ceiling.

#### BEDROOM 3

12' 0" x 8' 8" (3.66m x 2.64m) With uPVC double glazed window to rear elevation and radiator.

#### BEDROOM 4

9' 1" x 8' 2" (2.77m x 2.49m) With uPVC double glazed window to rear elevation and radiator.

#### FAMILY BATHROOM

9' 8" x 4' 4" (2.95m x 1.32m) With two uPVC double glazed privacy windows to side elevation, laminate flooring, white suite to comprise of low level WC, wash hand basin and bath with shower over, fully tiled walls, heated towel rail, spotlights to ceiling and airing cupboard housing the hot water cylinder.



#### SECOND FLOOR LANDING

With uPVC double glazed window to rear elevation and door to the Master Suite.

#### MASTER SUITE

17' 0" x 12' 9" (5.18m x 3.89m) With two Cabrio Velux windows to the front elevation, further Velux window to the front elevation, two built-in wardrobes and drawers, radiator and door to the En-Suite Shower Room.



## EN-SUITE SHOWER ROOM

With uPVC double glazed window to rear elevation, vinyl flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and walk-in shower, heated towel rail, spotlights to ceiling and extractor fan.

## OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Single Garage. To the rear of the property there is a pleasant patio seating area leading to a generous lawned garden with a play area to the rear and a shed.

## SINGLE GARAGE

18' 2" x 9' 2" (5.54m x 2.79m) With 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

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### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

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

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

### 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

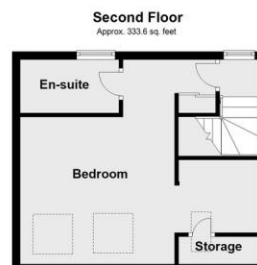
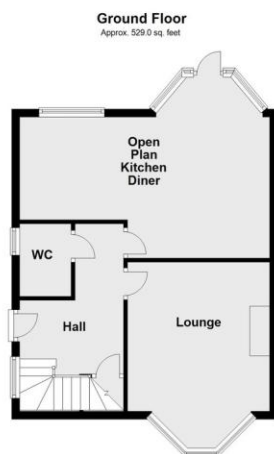
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 their guides and the vendors (Lessors) for whom they act as Agents given to the effect 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 1360.6 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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