



14 Meadowlake Crescent

Lincoln, LN6 0HZ

£257,500

An individual detached chalet style house located on a corner plot and situated just off Birchwood Avenue, to the south of the City of Lincoln. The property is within easy access to the A46 Bypass and Lincoln City Centre. Internally the property offers well-presented and flexible living accommodation to comprise of Porch, Hall, Lounge Diner, Kitchen with storage/utility area, Downstairs Bathroom, Downstairs Bedroom and a further room offering a fourth Bedroom or Separate Sitting Room. To the First Floor there is a Landing which gives access to two Bedrooms and a WC. Outside there is a driveway providing off road parking which also gives access to the Single Garage. There are low maintenance gardens to the front and rear of the property with a paved seating area to the rear and artificial lawned garden to the front. Viewing of the property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling south along the A46 bypass, at the Skellingthorpe Road roundabout turn left onto Skellingthorpe Road and at the traffic lights turn right onto Birchwood Avenue, Turn left onto Meadowlake Crescent and the property can then be located on the left 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

PORCH

With UPVC double glazed window and door to the side elevation and vinyl flooring.

HALL

With vinyl flooring, stairs to the first floor, radiator, under stairs storage and storage cupboard.

LOUNGE DINER

20' 11" x 11' 7" (6.38m x 3.53m) , with UPVC double glazed double doors to the rear elevation, vinyl flooring, radiator and opening into kitchen.

KITCHEN

10' 9" x 9' 6" (3.28m x 2.9m) , with UPVC double glazed window to the rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splashbacks, 1 1/2 bowl stainless steel sink unit and drainer, space for Range cooker with extractor fan over, space for fridge freezer, radiator and access to the storage/utility room.

STORE / UTILITY AREA

With plumbing and space for washing machine and gas fired central heating boiler.

BEDROOM 3

9' 6" x 9' 0" (2.9m x 2.74m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 4 / SITTING ROOM

12' 8" x 11' 7" (3.86m x 3.53m) , with UPVC double glazed window to the front elevation and radiator.

BATHROOM

9' 4" x 6' 0" (2.84m x 1.83m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin, walk-in shower cubicle and bath with tiled surround, radiator and extractor fan.

FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation and banister rail.

BEDROOM 1

13' 10" x 11' 7" (4.22m x 3.53m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 2

11' 7" into wardrobe x 9' 2" (3.53m x 2.79m) , with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

W.C

With vinyl flooring, low level WC, wash hand basin with tiled splashbacks, radiator and spotlighting.





OUTSIDE

To the side of the property there is a blocked paved driveway providing off road parking which also gives access to the Single Garage. There is a gate leading to the rear of the property with a block paved and patio seating area, brick built Barbecue and a covered seating area. There is access into the garden shed and single garage. To the front of the property there are low maintenance artificial lawned gardens with block paving, patio area and a range of plants, shrubs and trees.

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

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

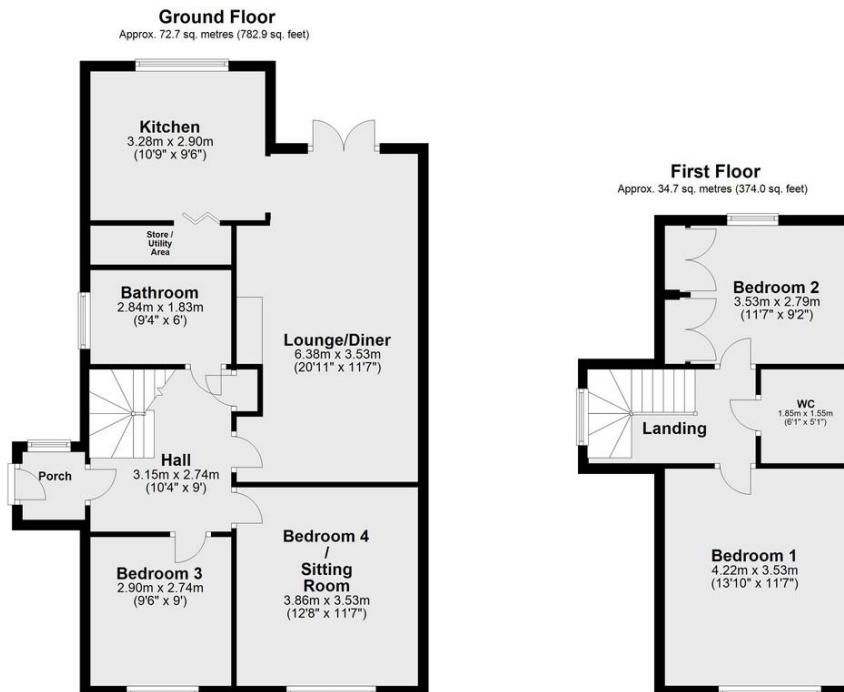
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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Total area: approx. 107.5 sq. metres (1156.9 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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