



27 Willingham Avenue

Lincoln, LN2 2DL

£165,000

An extended three bedroomed semi-detached property positioned in this popular location to the north of Lincoln. The property has been extended and well-maintained by the current owners and offers internal accommodation to comprise of Reception Hallway, Lounge, Conservatory, Family Bathroom, extended Kitchen, Dining Room and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside the property is positioned on a corner plot with extensive parking to the front, shared driveway to the side giving access to the separate Garage (which is leased from the council under a separate agreement) and to the rear of the property there is a well-kept garden. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Riseholme Road, turn right onto Scopwick Place and then right onto Laughton Way. Turn left on to Willingham Avenue and the property can then 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

6' 2" x 3' 4" (1.90m x 1.02m) , with UPVC window and door to the front aspect and door to the reception hallway.

RECEPTION HALLWAY

With doors to the entrance and family room, window to the dining room and stairs to the first floor.

FAMILY ROOM

9' 1" x 9' 2" (2.79m x 2.80m) , with UPVC window to the rear aspect, glass panel door to the lounge, door to under stairs storage cupboard and archway to the kitchen.

KITCHEN

18' 7" x 7' 8" (5.67m x 2.34m) , with UPVC window to the rear aspect, sliding door to the rear garden, UPVC windows to the rear aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, four ring gas hob with extraction above, spaces for automatic washing machine, dishwasher and fridge freezer, wall mounted display cupboards, glass panel door to the dining room and radiator.

DINING ROOM

16' 11" x 8' 3" (5.16m x 2.54m) , with UPVC window to the front aspect, window to the hall, glass panel door to kitchen, wooden flooring and radiator.

LOUNGE

12' 10" x 19' 10" (3.93m x 6.07m) , with UPVC window to the front aspect, radiator, gas fire with marble hearth and surround and glass panel door to the conservatory.

CONSERVATORY

11' 6" x 9' 4" (3.52m x 2.87m) , with UPVC windows and door to the rear aspect and tiled flooring.

FIRST FLOOR LANDING

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

FAMILY BATHROOM

7' 11" x 5' 6" (2.42m x 1.70m) , with two UPVC windows to the rear aspect, suite to comprise of shower, WC and wash hand basin, radiator and partly tiled walls.

BEDROOM 1

11' 0" x 12' 6" (3.36m x 3.83m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

8' 2" x 11' 0" (2.50m x 3.37m) , with UPVC window to the rear aspect, fitted cupboard housing the gas central heating boiler and radiator.

BEDROOM 3

8' 1" x 9' 5" (2.48m x 2.88m) , with UPVC window to the side aspect and radiator.

OUTSIDE

To the front of the property there is off road parking for several vehicles. To the side there is a shared driveway giving access to the Garage. To the rear of the property there are decorative gravelled beds, flowerbeds and paved seating area.





GARAGE

The garage is leased from the Council.

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 buyer 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).

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 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

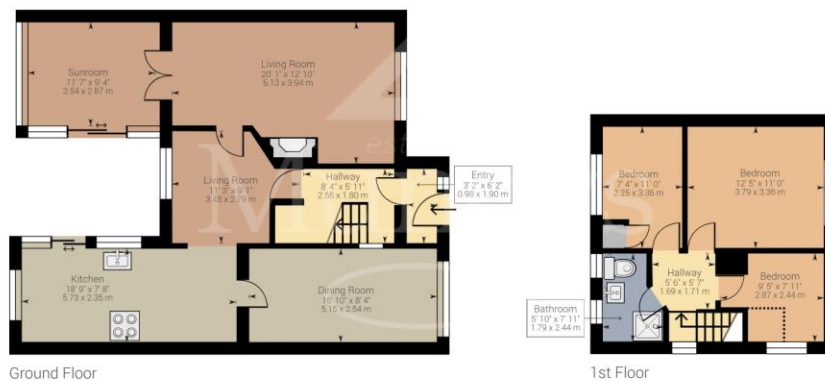
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

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Approximate net internal area: 1159.40 ft² / 107.71 m²
 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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