



## 36 Kirkstall Close

Lincoln, LN2 4GN

**£215,000**

A four bedroomed mid town house positioned in the popular modern development just off Bunkers Hill, which lies to the north of the historic Cathedral and University City of Lincoln. The property has accommodation to briefly comprise of Inner Hallway, Ground Floor WC, Kitchen, Lounge Diner, First Floor Landing giving access to two Bedrooms, Bedroom 1 with and En-suite and Family Bathroom and Second Floor Landing giving access to two further Bedrooms. Outside there is a courtyard garden to the front and a lawned garden with a paved seating area to the rear. There is a garage which is situated within a block. Viewing is highly recommended.



## Kirkstall Close, Lincoln, LN2 4GN



### SERVICES

All mains services available. Gas central heating.

### EPC RATING – C.

**TENURE** - Freehold.

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

### DIRECTIONS

Heading out of Lincoln along Bunkers Hill (the A1434), turn right onto Outer Circle Road and then left onto Carlton Boulevard. Proceed along over the round about and passing the Lincoln Carlton Academy and then turn left onto Blackfriars Road. Turn right onto Flaxley Road and then turn left onto Kirkstall Close where the property can be located in the far right hand corner.

### 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

### INNER HALLWAY

With door to the front aspect, doors to the kitchen, lounge diner and WC and stairs to the first floor landing.

### KITCHEN

8' 10" x 12' 3" (2.70m x 3.75m) , with UPVC window to the front aspect, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven and grill, four ring gas hob with extraction above, space for automatic washing machine, integral fridge freezer, wall mounted units with complementary tiling below and radiator.

### WC

With UPVC window to the front aspect, WC and wash hand basin and radiator.

### LOUNGE DINER

15' 6" x 18' 9" (4.74m x 5.72m) , with walk-in UPVC windows and double doors to the rear garden, under stairs storage cupboard and radiator.

### FIRST FLOOR LANDING

With stairs to the second floor, radiator and doors to two bedrooms and bathroom.

### BEDROOM 1

13' 6" x 10' 7" (4.13m x 3.23m) , with two UPVC windows to the rear aspect, radiator, fitted cupboards and door to en-suite shower room.



### EN-SUITE

4' 11" x 4' 7" (1.52m x 1.41m) , with UPVC window to the rear aspect, radiator and suite to comprise of shower, WC and wash hand basin.

### BEDROOM 2

11' 3" x 8' 4" (3.43m x 2.55m) , with UPVC window to the front aspect and radiator.



### BATHROOM

5' 6" x 6' 10" (1.69m x 2.09m) , with UPVC window to the front aspect, radiator, partly tiled walls and suite to comprise of bath with shower attachment, WC and wash hand basin.

### SECOND FLOOR LANDING

With access to two bedrooms.

### BEDROOM 3

15' 5" x 8' 0" (4.71m x 2.44m) , with two Velux windows to the rear aspect and radiator.

### BEDROOM 4

11' 8" x 12' 2" (3.56m x 3.71m) , with UPVC window to the front aspect, radiator and door to boiler cupboard housing the gas central heating boiler.



### OUTSIDE

To the rear of the property there is a paved seating area, lawned garden and gate to the rear. There is a driveway providing off road parking and giving access to the Garage.



## GARAGE

With up and over door to the front aspect.

### WEBSITE

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### 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 whether it is 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.

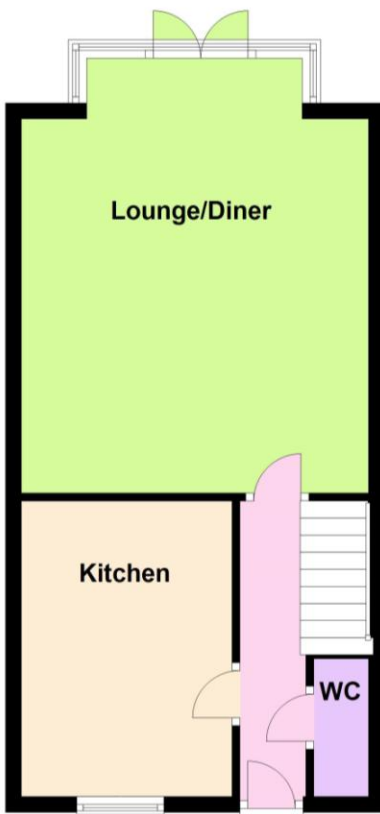
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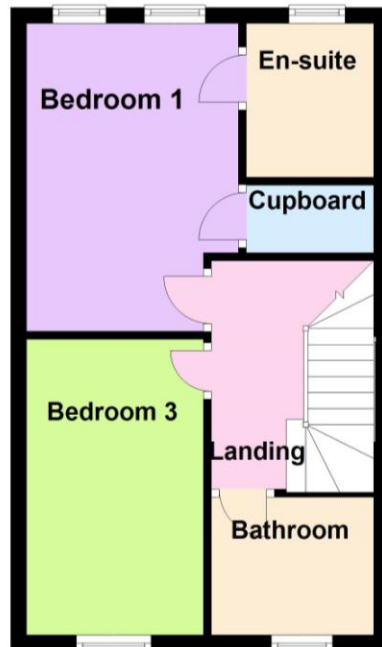
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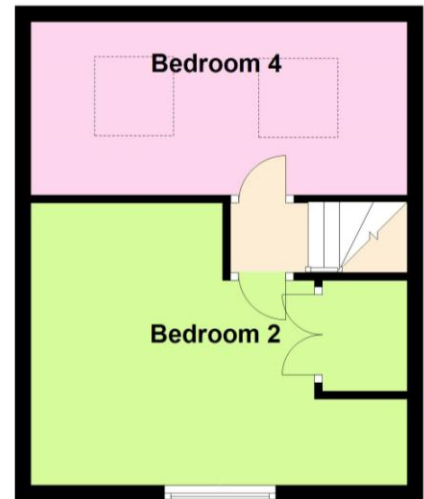
## Ground Floor



## First Floor



## Second Floor



For illustration purposes only.  
Plan produced using PlanUp.

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