



1 Roxborough Close

Lincoln, LN6 0QL

£359,950

A detached and extended family home situated on a corner plot within the sought after area, just off Skellingthorpe Road and within easy access into Lincoln City Centre and the A46 Bypass. The property is well-presented throughout and features a high specification fitted kitchen and utility room with granite work surfaces and a range of integral Neff appliances. The property offers flexible living accommodation with three Bedrooms and Bathroom to the First Floor and a Downstairs Family Room or fourth Bedroom with a Shower Room off. In more detail the property has living accommodation to comprise of Entrance Hallway, WC, Lounge, Dining Area, Kitchen, Utility Room, Family Room/Bedroom 4, Shower Room and First Floor Landing leading to three Bedrooms, Family Bathroom and Balcony to the front. Outside there are gardens to the front and side of the property with lawned garden and decorative gravel areas, driveway to the side providing off road parking and giving access to the Integral Garage. To the rear of the property there is a fantastic landscaped garden with a range of mature attractive plants, shrubs and trees. Viewing of the property is essential. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

DIRECTIONS

Leaving Lincoln south along the A46 bypass and at the Skellingthorpe roundabout turn left onto Skellingthorpe Road. Turn left onto Chalgrove Way and then right onto Roxborough Close where the property can 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

ENTRANCE HALL

12' 1" x 5' 5" (3.68m x 1.65m) , with UPVC double glazed window and door to the front elevation, vinyl flooring, radiator and spotlighting.

W.C

5' 5" x 2' 9" (1.65m x 0.84m) , with UPVC double glazed window to the rear elevation, vinyl flooring, low level WC, wash hand basin and radiator.

LOUNGE

21' 3" x 12' 4" (6.48m x 3.76m) , with two UPVC double glazed windows to the front elevation, fireplace with electric fire inset, two radiators and stairs to the first floor.



DINING AREA

14' 4" x 11' 0" (4.37m x 3.35m) , with UPVC double glazed window to the rear elevation and radiator.

KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m) , with UPVC double glazed window to the rear elevation, fitted with a range of high quality wall, base units and drawers with granite work surfaces over, 1 ½ bowl sink unit and drainer with mixer tap and food waste disposal, integral Neff double oven and microwave, four ring induction hob with extractor fan over, integral Neff dishwasher, hidden bin storage, spotlighting and radiator.



UTILITY ROOM

11' 0" x 5' 3" (3.35m x 1.6m) , with UPVC double glazed window and external door to the rear elevation, fitted with a range of high quality wall and base units with granite work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing and space for washing machine and space for American style fridge freeze.

FAMILY ROOM / BEDROOM 4

15' 5" x 13' 9" (4.7m x 4.19m) , with UPVC double glazed window to the front elevation and radiator.



SHOWER ROOM

11' 0" x 3' 1" (3.35m x 0.94m) , with UPVC double glazed window to the side elevation, tiled flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, partly tiled walls, radiator and extractor fan.

FIRST FLOOR LANDING

With banister rail, radiator and UPVC double glazed external door to the balcony.



BEDROOM 1

11' 9" x 11' 1" (3.58m x 3.38m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

8' 6" x 8' 5" (2.59m x 2.57m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

8' 5" x 6' 9" (2.57m x 2.06m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin, bath and walk-in shower cubicle, partly tiled walls, spotlighting, radiator and extractor fan.



OUTSIDE

The property is situated on a corner plot with gardens to the front, side and rear. To the front of the property there is a lawned garden with decorative gravel surround with a range of plants, shrubs and trees. There is a blocked paved driveway to the side providing off road parking and giving access to the Integral Single Garage. A gate leads to the side of the property with a garden shed which leads to the rear. To the rear of the property there are landscaped gardens which are mainly decorative gravelled with paved areas, lawned areas and a patio seating area, raised planters with a variety of mature plants, shrubs and trees and a Summer House.



WEBSITE

Our detailed website show 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

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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.

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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 roughly checked.

GENERAL

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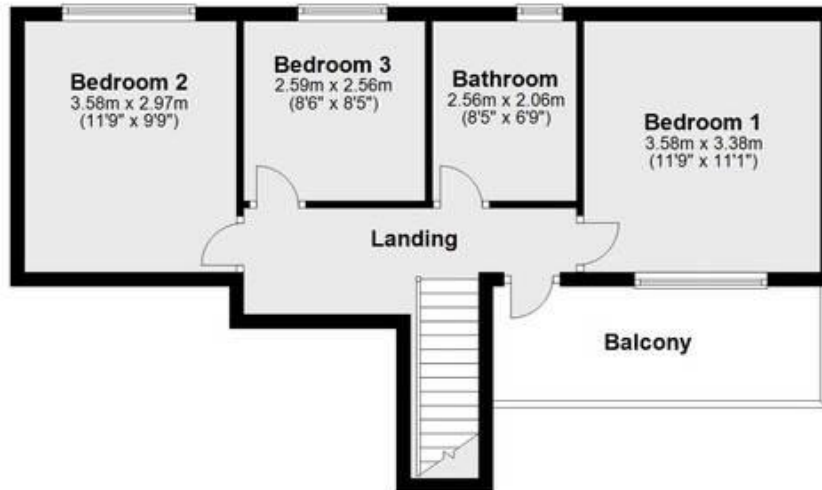
Ground Floor

Approx. 105.5 sq. metres (1135.2 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 150.2 sq. metres (1616.7 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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