



43 Broadway

Lincoln, LN2 1SG

£350,000

NO ONWARD CHAIN - This is a three bedroomed detached and bay fronted family home located in the popular Uphill area of Lincoln. The property has internal accommodation to briefly comprise of Reception Hallway, bay fronted Dining Room, Lounge, Conservatory, Kitchen, Ground Floor WC and First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside to the front there is a garden and driveway providing off road parking and giving access to the Garage. To rear there is an extensive garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Newport and turn right on to Broadway, proceed along and the property can be found 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.



ACCOMMODATION

RECEPTION HALLWAY

With door to the front aspect, uPVC window to the side aspect, parquet flooring, stairs to the First Floor Landing with storage cupboard below and doors leading to the Dining Room, Lounge and Kitchen.

DINING ROOM

13' 8" x 11' 10" (4.19m x 3.63m) With walk-in uPVC bay window to the front aspect with curved radiator, uPVC window to the side aspect and double glass panelled doors and window to the Lounge.

LOUNGE

11' 7" x 11' 0" (3.55m x 3.37m) With decorative fireplace, windows and doors to the Conservatory, radiator and double glass panelled doors and window to the Dining Room.

CONSERVATORY

13' 5" x 8' 2" (4.10m x 2.50m) With tiled flooring, uPVC windows and double doors to the rear garden, power, lighting and door to the WC.

KITCHEN

8' 10" x 8' 4" (2.71m x 2.56m) With tiled flooring, window to the Conservatory, glass panelled door to the side aspect, fitted with a range of wall and base units with work surfaces over and complementary tiling, integral double oven and grill, four ring gas hob with extractor fan over, spaces for an automatic washing machine, dishwasher and fridge freezer and radiator.

WC

4' 9" x 2' 9" (1.46m x 0.85m) With tiled flooring, uPVC window to the side aspect, wall mounted gas combination boiler, wash hand basin and WC.

FIRST FLOOR LANDING

Giving access to three Bedrooms and Family Bathroom, uPVC window to the side aspect and cupboard.

BATHROOM

9' 6" x 5' 7" (2.92m x 1.71m) With two uPVC windows to the rear aspect, suite to comprise of bath with shower over, wash hand basin, WC and bidet, towel radiator and partly tiled walls.

BEDROOM 1

10' 11" x 15' 6" (3.34m x 4.74m) With walk-in uPVC bay window to the front aspect and radiator.

BEDROOM 2

10' 3" x 11' 5" (3.13m x 3.49m) With uPVC window to the rear aspect, wash hand basin and radiator.

BEDROOM 3

8' 4" x 8' 6" (2.55m x 2.60m) With uPVC window to the front aspect, radiator and over stairs storage cupboard.





OUTSIDE

To the front of the property there is a garden and driveway providing off road parking for numerous vehicles and giving access to the Garage. To the rear of the property there is an extensive lawned garden, flower beds, greenhouses and mature 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 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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Ground Floor
Gross internal area: 56.3 m² (605.7 ft²)



First Floor
Gross internal area: 44.7 m² (480.8 ft²)



Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

