



## 57 Hillside Avenue

Lincoln, LN2 5PU

**£219,950**

A completely refurbished and renovated three bedroomed detached family bungalow positioned in this prime location to the east of the historic Cathedral and University City of Lincoln. The property is situated on a larger than average elevated plot which offers off road parking with an electric vehicle charging point, newly built fence, Detached Garage with Workshop and a rear landscaped garden with a range of seating areas to enjoy sunny positions throughout the day, a greenhouse with vegetable plots, studio for home working and with views over the city. The property has been greatly improved by the current owners and offers living accommodation to briefly comprise of Entrance Hallway, L-shaped Lounge Diner, bespoke fitted modern Kitchen, three Bedrooms and Bathroom. There are retractable stairs leading to the loft/storage room. The property benefits from an extensive garden which have been well used during the lock down periods.





**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 Monks Road, turn left onto Hillside Approach and then right into Hillside Avenue 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.



#### ENTRANCE HALLWAY

With window and door to the side aspect, laminate tiled effect flooring, radiator and a glass panelled door to the inner hallway.

#### INNER HALLWAY

With wooden flooring, radiator, doors to kitchen, lounge and three bedrooms and steps up to loft storage area.

#### LOUNGE DINER

15' 3" x 14' 7" (4.65m x 4.47m), with two UPVC windows to the front aspect with views over the City, open fireplace, wooden flooring and radiator.

#### KITCHEN

13' 1" x 5' 7" (4.00m x 1.71m), with UPVC window to the front aspect, glass panelled door to the side aspect, tiled flooring, fitted with a range of bespoke cream base units and drawers with wooden work surfaces over, composite sink and drainer with mixer tap, spaces for cooker, automatic washing machine and fridge freezer, full height storage cupboard, bespoke pantry/larder cupboard and vertical radiator.

#### FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m), with UPVC window to the side aspect, tiled flooring, tiled walls, towel radiator and suite to comprise of bath with shower over, WC and wash hand basin.

#### BEDROOM

11' 4" x 10' 4" (3.47m x 3.16m), with UPVC window to the rear aspect, radiator, fitted cupboards and wooden flooring.

#### BEDROOM

11' 5" x 8' 5" (3.48m x 2.58m), with UPVC window to the rear aspect, radiator and wooden flooring.

#### BEDROOM

6' 11" x 7' 11" (2.13m x 2.42m), with double UPVC doors to the rear garden and shelving.

#### LOFT ROOM/ STORAGE

16' 11" x 10' 2" (5.18m x 3.12m)

#### OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a driveway to the side providing off road parking, electric car charging point and access to the Detached Garage. To the rear of the garage there is a workshop with power and lighting. To the rear of the property there is a lower paved seating area with steps up through mature trees to an extensive lawned garden, flowerbeds, pond and water feature, Mediterranean style gravel area, decking seating area and a paved seating area. There is a studio with power and lighting and a greenhouse with vegetable plot.

#### DETACHED GARAGE

With double doors to the front aspect, power and lighting.





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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.

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.

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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 thoroughly checked.

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