



42 Mons Road
Lincoln, LN1 3UG

£220,000

An extended semi-detached four bedroomed family home in this popular area to the North of Lincoln, just off Burton Road. The property has ample off road parking to the front and a rear paved garden with gated access at the rear. Internally the property has accommodation briefly comprising of Entrance Porch, Inner Hallway, Study, Lounge, Kitchen, WC, Dining Room, Shower Room/WC and First Floor Landing leading to Family Bathroom and three double Bedrooms and a single Bedroom. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating. Solar Panels (leased via A shade greener).

EPC RATING – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Burton Road, turn right onto Dunkirk Road and then right again onto Mons Road where the property can 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.



ACCOMMODATION

ENTRANCE

With UPVC door and window to the front aspect, tiled flooring and door to inner hallway.

INNER HALLWAY

With wooden flooring, stairs to the first floor and doors to the study and dining kitchen.

STUDY

6' 1" x 4' 5" (1.85m x 1.35m), with UPVC window to the front aspect and radiator.

LOUNGE

19' 9" x 11' 5" (6.02m x 3.50m), with UPVC window to the front aspect, sliding UPVC doors to the rear aspect, wooden flooring and radiator.

KITCHEN

14' 11" maximum x 14' 7" (4.55m x 4.44m), with serving hatch to the dining room, glass panelled door to the dining room, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for automatic washing machine, tumble dryer and fridge freezer, wall mounted cupboards with complementary tiling below and door to the WC/shower room.



WC/ SHOWER ROOM

5' 3" x 5' 1" (1.62m x 1.56m) , with tiled flooring, suite to comprise of shower, WC and wash hand basin.



DINING AREA

9' 3" x 10' 8" (2.82m x 3.27m) , with UPVC windows and doors to the rear and side aspects and radiator.

WC

With UPVC window to the side aspect, WC and wash hand basin and tiled flooring.

FIRST FLOOR LANDING

With access to four bedrooms and bathroom and access to the roof void.



FAMILY BATHROOM

5' 3" x 8' 10" (1.62m x 2.71m) , with UPVC window, suite to comprise of bath, WC and wash hand basin, towel rail and extractor fan.

BEDROOM 1

9' 0" x 15' 4" (2.76m x 4.67m), with two UPVC windows to the front aspect, wooden flooring and radiator.



BEDROOM 2

10' 8" x 9' 2" (3.25m x 2.79m), with UPVC window to the rear aspect, wooden flooring and radiator.

BEDROOM 3

8' 11" x 7' 4" (2.72m x 2.24m), with UPVC window to the rear aspect, wooden flooring and radiator.

BEDROOM 4

With UPVC window to the front aspect, wooden flooring and radiator.

OUTSIDE

To the front of the property there is ample off road parking. To the rear of the property there is a brick outbuilding and a paved garden with a gate at the rear providing further off road parking if required.



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 Better Ridge 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 & Better Ridge 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 on the 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

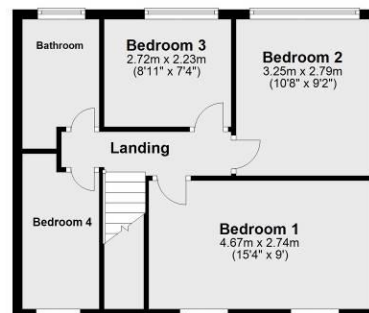
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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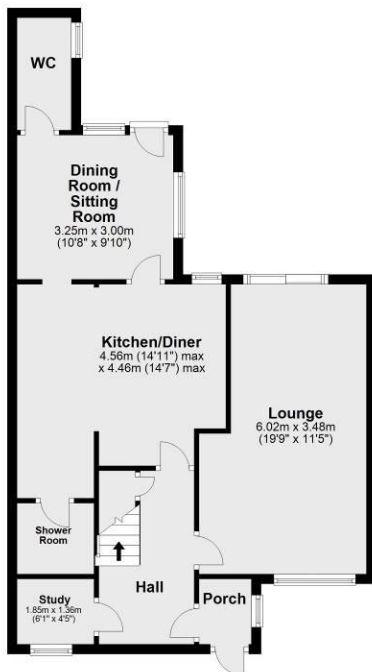
First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 108.3 sq. metres (1165.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

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