



9 St. Margarets Close

Lincoln, LN6 8BQ

£200,000

A semi-detached house situated just off Hykeham Road within this popular residential location. The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Area, Fitted Kitchen and First Floor Landing leading to three Bedrooms and Shower Room. Outside there is a good sized mature rear garden, driveway providing off road parking and access to the Single Garage. The property requires some updating and benefits from gas central heating and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceeding south out of Lincoln City Centre along Newark Road, turn left onto Hykeham Road and proceed along eventually turning right onto Wallis Avenue. Proceed along and turn left onto St. Margarets Close where the property can be located.

LOCATION

The property is located within this popular residential area to the south of Lincoln City Centre. There is a wide range of local amenities, primary and secondary schools available close by. 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

With UPVC main entrance door, radiator, stairs to the first floor and under stairs storage area.

LOUNGE

14' 0" x 11' 11" (4.27m x 3.63m) , with UPVC window to the front elevation, single radiator, gas fire (currently not connected) and fireplace surround.

DINING AREA

8' 7" x 8' 4" (2.62m x 2.54m) , with two UPVC windows and door to the rear garden and radiator.

KITCHEN

8' 10" x 8' 5" (2.69m x 2.57 m) , fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob, integral fridge freezer and washer dryer, 1 ½ bowl sink unit and drainer, gas central heating boiler and under stairs storage cupboard and UPVC window to the side elevation.

FIRST FLOOR LANDING

With UPVC window to the side elevation.

BEDROOM 1

12' 2" x 10' 3" (3.71m x 3.12m) , with UPVC window to the front elevation, single radiator, fitted wardrobe and cupboards and airing cupboard housing the hot water cylinder.



BEDROOM 2

11' 1" x 10' 5" (3.38m x 3.18m) , with UPVC window to the rear elevation and single radiator.



BEDROOM 3

8' 5" x 7' 5" (2.57m x 2.26m) , with UPVC window to the front elevation and single radiator.

SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin with vanity unit, single radiator, tiled walls and UPVC window to the rear elevation.

OUTSIDE

There are gardens to both the front and rear. Front lawned garden with a variety of shrubs and a driveway providing off road parking and giving access to the Single Garage. Good sized mature rear garden with lawned areas, a wide variety of shrubs, shed and green house and an outside tap.

SINGLE GARAGE

With up and over door to the front.





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

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.

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.

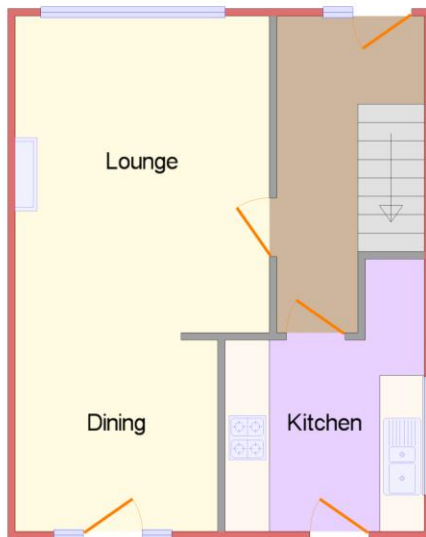
GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

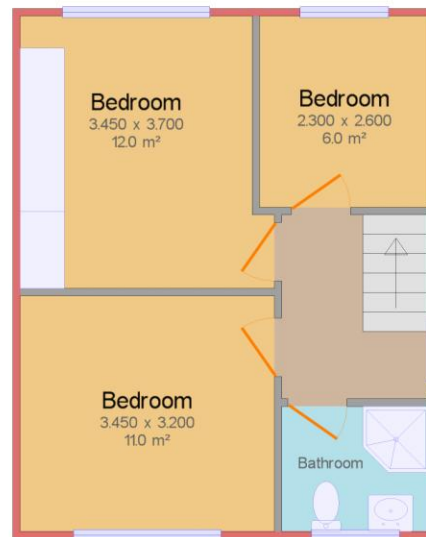
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Gross internal area: 39.1 m² (4210 ft²)



First Floor
Gross internal area: 38.9 m² (418.2 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 are 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.

