



6 Maxwell Avenue

Lincoln, LN6 7UX

£230,000

This is a completely refurbished and immaculately presented two bedroomed detached bungalow located in a popular location to the South of the City of Lincoln. The property has internal accommodation to briefly comprises of Inner Hallway, Lounge, Modern Fitted Kitchen and Shower Room, Conservatory and two Bedrooms. Outside to the front and side there is off road parking for numerous vehicles. To the rear of the property there is a lawned garden with paved seating area and shed.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceed along Tritton Road, turn left onto Dixon Street and then turn right onto Boultham Park Road. Proceed along taking the right hand turning onto Huntley Avenue and continue onto Maxwell Avenue 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

INNER HALLWAY

With uPVC window and door to the front aspect, doors leading to the Lounge, Shower Room, Kitchen and two Bedrooms, radiator and access to roof void.

LOUNGE

12' 8" x 9' 10" (3.88m x 3.00m) With walk-in uPVC bay window to the front aspect and radiator.

SHOWER ROOM

7' 10" x 6' 2" (2.40m x 1.89m) With uPVC window to the side aspect, suite to comprise of shower cubicle, WC and wash hand basin, radiator, chrome towel radiator and tiled walls.



BEDROOM 1

10' 5" x 14' 0" (3.18m x 4.28m) With uPVC window to the rear aspect and radiator.

BEDROOM 2

10' 0" x 11' 3" (3.07m x 3.44m) With uPVC window to the front aspect and radiator.



KITCHEN

13' 5" x 9' 8" (4.11m x 2.95m) With uPVC window to the side aspect, uPVC window and door to the Conservatory, door to the Pantry, radiator, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap above, integral double oven and grill with four ring electric hob and extractor fan over, space for an automatic washing machine and radiator.

CONSERVATORY

9' 5" x 9' 10" (2.88m x 3.00m) With uPVC windows and double doors to the rear garden and radiator.

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking for numerous vehicles and giving access to the side of the property where there is further off road parking. To the rear there is a lawned garden with flower beds and shed.



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. 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.
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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

