



28 Curle Avenue

Lincoln, LN2 4AN

£410,000

This is a beautiful larger than average three bedroomed, bay fronted, semi-detached house positioned in a prime uphill location. Outside the property has well maintained gardens to the front and rear, a driveway and off road parking for vehicles and a Garage. The property internal living accommodation to comprise of Entrance Porch, Reception Hallway, bay fronted Lounge, bay fronted Sitting Room, Breakfast Room, Kitchen with a range of modern fitted appliances, Ground Floor WC and First Floor Landing leading to three Bedrooms, luxury Family Bathroom and Shower Room. Viewing is highly recommended to appreciate the accommodation on offer.





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 Wragby Road and turn right on to Curle Avenue and 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 PORCH

Leaded door and window to the front aspect and stained glass windows and door to the Reception Hallway.





RECEPTION HALLWAY

With stained glass windows and door to the Entrance Porch, window to the side aspect, stairs rising to the First Floor Landing, radiator and doors to the Lounge, Sitting Room, Breakfast Room, WC and under stairs storage cupboard.

LOUNGE

11' 11" x 15' 5" (3.64m x 4.71m) With walk-in bay window to the front aspect with curved radiator beneath, gas fire with tiled hearth and decorative surround, picture rail and fitted shelving.

SITTING ROOM

17' 7" x 11' 11" (5.38m x 3.64m) With walk-in bay window to the rear aspect with curved radiator beneath, gas fire with decorative hearth and surround and picture rail.

WC

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

BREAKFAST ROOM

12' 0" x 11' 3" (3.67m x 3.44m) With window to the rear aspect, radiator, decorative fireplace, door to the side aspect, archway leading through to the Kitchen and fitted cupboards.

KITCHEN

13' 10" x 7' 10" (4.23m x 2.40m (max) 1.78m (min)) With window and door to the rear garden, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiled splash-backs, stainless steel sink unit and drainer with mixer tap and integral oven and grill with gas hob and extractor fan over and integral appliances to include microwave, fridge freezer, dishwasher and automatic washing machine.

FIRST FLOOR LANDING

With window to the side aspect, access to roof void and doors to three Bedrooms, Family Bathroom and Shower Room.

BEDROOM 1

12' 1" x 17' 6" (3.69m x 5.35m) With walk-in bay window to the rear aspect with curved radiator beneath and picture rail.

BEDROOM 2

15' 7" x 12' 0" (4.77m x 3.66m) With walk-in bay window to the front aspect with curved radiator beneath, picture rail and fitted bedroom furniture.

BEDROOM 3

7' 7" x 11' 9" (2.33m x 3.60m) With window to the rear aspect, fitted cupboards and radiator.

SHOWER ROOM

6' 11" x 9' 11" (2.13m x 3.03m) With window to the front aspect, radiator, suite to comprise of shower cubicle, WC and wash hand basin and partly tiled walls.

FAMILY BATHROOM

9' 11" x 6' 0" (3.03m x 1.84m) With window to the side aspect, suite to comprise of bath, separate shower cubicle, WC, and wash hand basin, chrome towel radiator and partly tiled walls.





OUTSIDE

To the front of the property there is a lawned garden with well stocked flower beds containing mature plants, shrubs and trees and a block paved driveway providing off road parking and giving access to Garage. To the side of the property there is a block paved storage area for the bins and which leads round to the rear garden. The rear garden has a paved seating area, shed and lawned garden with well stocked flower beds containing a wide range of plants, shrubs and trees

GARAGE

8' 7" x 15' 3" (2.63m x 4.65 m) With double wooden floors to the front, door to the rear, window to the side, power and lighting.

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 Sills 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 Sills & 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

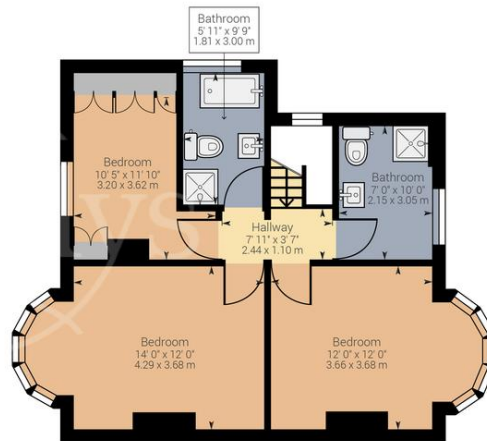
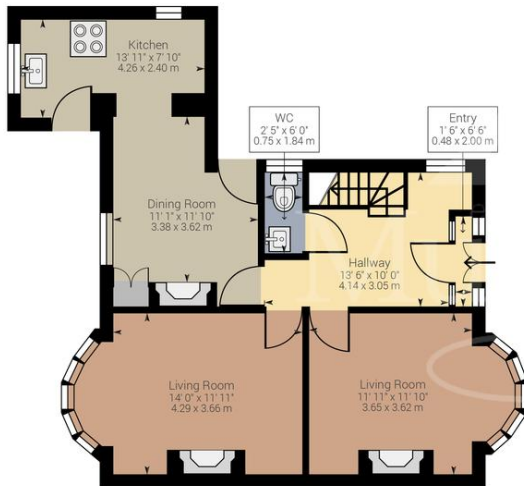
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for themselves and the vendors (Lessor) 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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Approximate net internal area: 1365.95 ft² / 126.9 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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