



9 Manor Rise

Reepham, Lincoln, LN3 4GA

£400,000

A well-presented detached family home situated in a quiet cul de sac location in the sought after village of Reepham and within a short walk to the local primary school and village centre. The property has sizable accommodation to briefly comprising of Hallway, WC, Study/Playroom, Kitchen Diner, Utility Room, Dining Room, Lounge, Conservatory and First Floor Landing leading to a large Main Bedroom with fitted wardrobes and En-suite Shower Room, Second Bedroom featuring a Dressing Area with built-in Wardrobes and En-suite Shower Room, two further Bedrooms and Family Bathroom. Outside there is a blocked paved driveway providing ample off road parking and giving access to the Double Garage. There are attractive gardens to the rear with patio seating areas. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Reepham from Lincoln along Hawthorn Road, proceed into the village and then turn right onto Manor Rise. The property can be located in a cul de sac on the left hand side.

LOCATION

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.



ACCOMMODATION

ENTRANCE HALLWAY

With composite door to the front elevation, laminate flooring, stairs to the first floor, under stairs storage cupboard and radiator.

STUDY / PLAYROOM

13' 5" x 7' 1" (4.09m x 2.16m) , with UPVC double glazed window to the front elevation, laminate flooring and radiator.

W.C

With laminate flooring, low level WC, wash hand basin and radiator.



KITCHEN DINER

16' 8" x 11' 1" (5.08m x 3.38m) , with UPVC double glazed windows to the front and side elevations, tiled flooring, fitted with a range of wall, base units and drawers with granite work surfaces over and matching upstand, integral double oven, five ring gas hob with extractor fan over, 1 ½ bowl stainless steel sink unit and drainer, plumbing and space for dishwasher, space for fridge freezer, radiator and spotlighting.

UTILITY ROOM

7' 8" x 5' 2" (2.34m x 1.57m) , with external door to the side elevation, wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, plumbing and space for washing machine, space for freezer and radiator.



DINING ROOM

14' 5" x 9' 4" maximum (4.39m x 2.84m) , with UPVC double glazed bay window to the rear elevation, tiled flooring and radiator.

LOUNGE

24' 10" maximum x 11' 11" (7.57m x 3.63m) , with UPVC double glazed bay window to the front elevation, fire surround and hearth with gas fire inset and two radiators.



CONSERVATORY

10' 6" x 9' 3" (3.2m x 2.82m) , with UPVC double glazed windows and double doors to the rear garden, tiled flooring, power points and lighting.

FIRST FLOOR LANDING

With banister rail, access to the roof void and UPVC double glazed window to the front elevation.



BEDROOM 1

16' 8" x 16' 6" (5.08m x 5.03m) , with two UPVC double glazed windows to the front elevation, built-in wardrobe and dressing table and radiator.

EN-SUITE

7' 8" x 7' 0" (2.34m x 2.13m) , with UPVC double glazed window to the rear elevation, tiled flooring with under floor heating, suite to comprise of low level WC, two wash hand basin with cupboards below, walk-in shower cubicle, partly tiled walls and heated towel rail.



BEDROOM 2

12' 2" x 10' 2" (3.71m x 3.1m) , with UPVC double glazed window to the rear elevation and radiator.

DRESSING ROOM

8' 1" including the built-in wardrobes x 7' 1" (2.46m x 2.16m) , with UPVC double glazed window to the rear elevation, built-in wardrobes and radiator.

EN-SUITE

8' 1" x 4' 11" maximum (2.46m x 1.5m) , with UPVC double glazed window to the rear elevation, tiled flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, extractor fan and radiator.



BEDROOM 3

12' 2" x 11' 2" maximum (3.71m x 3.4m) , with UPVC double glazed window to the rear elevation, built-in wardrobes and radiator.

BEDROOM 4

10' 10" x 10' 8" maximum (3.3m x 3.25m) , with UPVC double glazed window to the front elevation and radiator.

BATHROOM

7' 9" maximum x 6' 5" (2.36m x 1.96m) , with UPVC double glazed window to the side elevation, tiled flooring, suite to comprise of low level WC, wash hand basin with cupboards below and bath, partly tiled walls and radiator.



OUTSIDE

To the front of the property there is a blocked paved driveway providing ample off road parking which also gives access to the Double Garage. There is access to the side of the property leading to the rear garden. To the rear of the property there is a mainly laid to lawn garden with patio seating areas, flowerbeds and a wide variety of mature and attractive plants, shrubs and trees.



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.

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.

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:

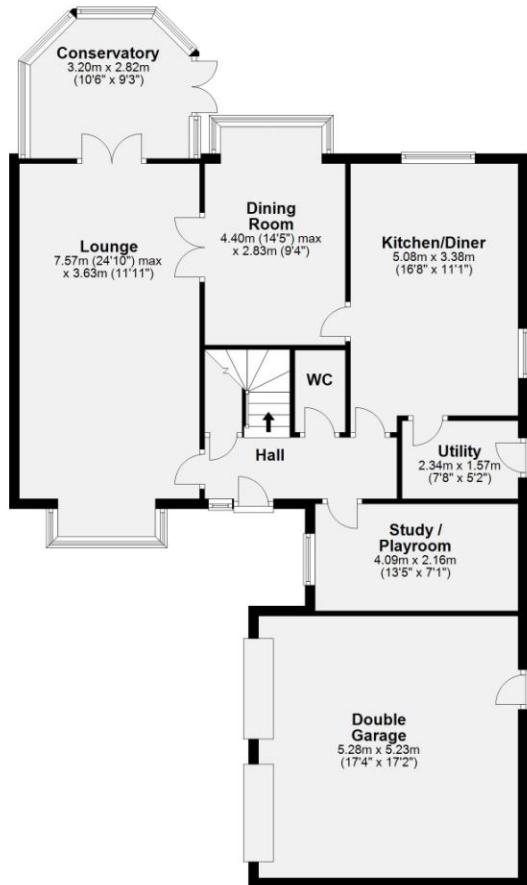
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 Siver Street, Lincoln, LN2 1AS.



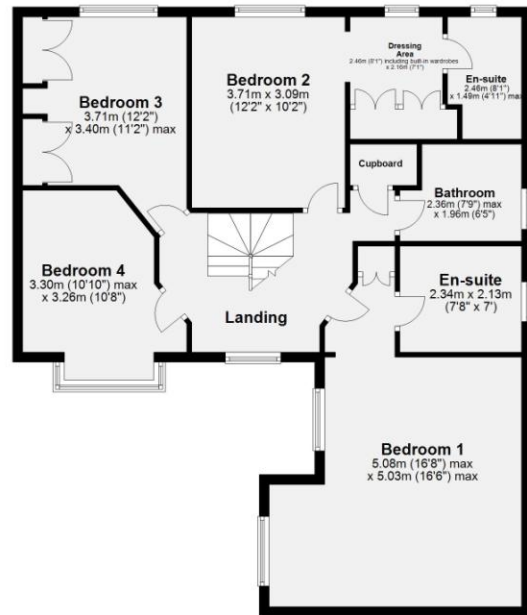
Ground Floor

Approx. 116.7 sq. metres (1256.6 sq. feet)



First Floor

Approx. 91.3 sq. metres (982.3 sq. feet)



Total area: approx. 208.0 sq. metres (2238.9 sq. feet)

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

Mundys Estate Agents
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 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.