



45 Blackfriars Road

Lincoln, LN2 4WS

£280,000

A three storey, five bedroomed detached family home situated in this popular residential development and within easy access to a local range of shops and facilities on the Carlton Centre and Wragby Road. The property is also within easy access into Lincoln City Centre and the A46 bypass. Internally the property requires some updating and has living accommodation briefly comprising of Hallway, WC, Lounge, Kitchen Diner, Conservatory, First Floor Landing leading to three Bedrooms, one with an En-suite Shower Room and a Family Bathroom and a Second Floor Landing leading to two further double Bedrooms. Outside there is a garden to the front, driveway to the side providing off road parking and giving access to the Single Garage and there is a further lawned garden to the rear. The property 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

Leaving Lincoln City Centre along Wragby Road, turn right onto Outer Circle Road and then left onto Carlton Boulevard. Turn left onto Blackfriars Road 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.

HALL

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



W.C

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

LOUNGE

17' 9" x 10' 6" (5.41m x 3.2m) , with UPVC double glazed window to the front elevation, fire surround and hearth, gas fire inset and radiator.

KITCHEN DINER

17' 9" x 9' 7" (5.41m x 2.92m) , with UPVC double glazed window to the front elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral double oven, four ring electric hob with extraction fan over, space for fridge freezer, plumbing and space for washing machine and radiator.



CONSERVATORY

22' 8" x 13' 9" maximum (6.91m x 4.19m) , with UPVC double glazed windows and double doors to the rear garden, tiled flooring, power points, lighting and radiator.

FIRST FLOOR LANDING

With stairs to the second floor.

BEDROOM 1

11' 2" x 11' 0" (3.4m x 3.35m) , with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.



EN-SUITE

7' 11" x 4' 4" (2.41m x 1.32m) , with UPVC double glazed window to the front elevation, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, radiator and extractor fan.

BEDROOM 2

10' 10" x 9' 10" (3.3m x 3m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

11' 10" x 6' 9" (3.61m x 2.06m) , with UPVC double glazed window to the front, radiator and airing cupboard housing the hot water cylinder.

BATHROOM

6' 9" x 6' 9" (2.06m x 2.06m) , with UPVC double glazed window to the front elevation, tiled flooring, partly tiled walls, radiator and suite to comprise of low level WC, wash hand basin and bath.



SECOND FLOOR LANDING

With Velux window to the front elevation and radiator.

BEDROOM 4

12' 11" x 11' 0" (3.94m x 3.35m) , with Velux window to the rear elevation and UPVC double glazed window to the front elevation and radiator.

BEDROOM 5

12' 11" x 10' 2" (3.94m x 3.1m) , with Velux window to the rear elevation and UPVC double glazed window to the front elevation and radiator.



OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and access to the Single Garage. A gate leads to the rear garden. The rear garden has a patio seating area and is mainly laid to lawn.

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sell 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 £150 per sale and £185 per purchase from them; should you decide to instruct Sell & 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 HomeBuyer 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

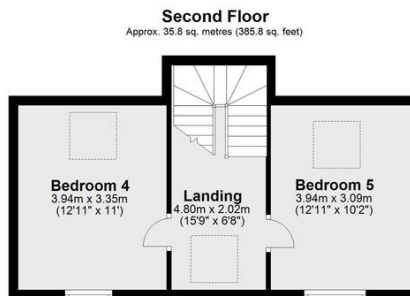
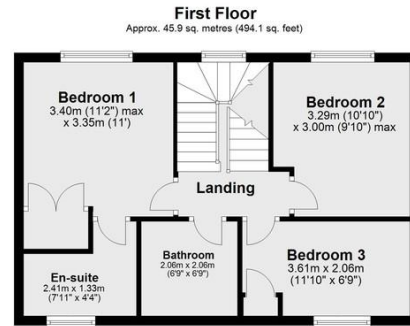
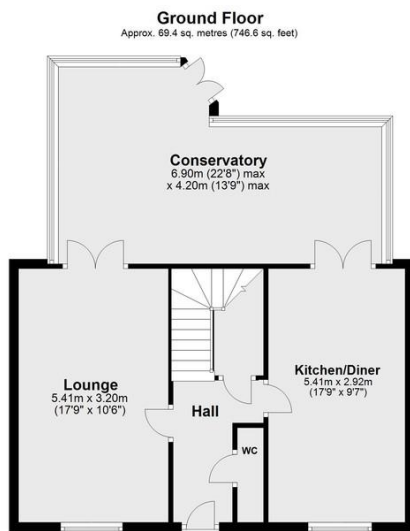
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 the vendors and the vendors (Lessors) for whom they act as Agents given their ethical:

1. They do not act as 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 151.1 sq. metres (1626.5 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 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.

