



81 Montaigne Crescent

Lincoln, LN2 4RR

**OFFERS IN THE REGION OF
£200,000**

A well-presented and extended three bedroomed semi-detached house situated in this popular location to the north of the City of Lincoln. The property is within close range to a range of local shops and facilities along Wragby Road and Nettleham Road, whilst also being within easy access into the City Centre, A46 Bypass and the Eastern Bypass. Internally the property offers flexible living accommodation briefly comprising of Hallway, Lounge, Kitchen, Dining Room/Sitting Room, downstairs WC and First Floor Landing leading to the Main Bedroom, Family Bathroom and the Play Room, which has two further Bedrooms off. Outside there is a blocked paved driveway providing off road parking and double gates leading to a further driveway and the Detached Single Garage. To the rear of the property there is a low maintenance garden with artificial lawned area, garden shed and summer house. 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

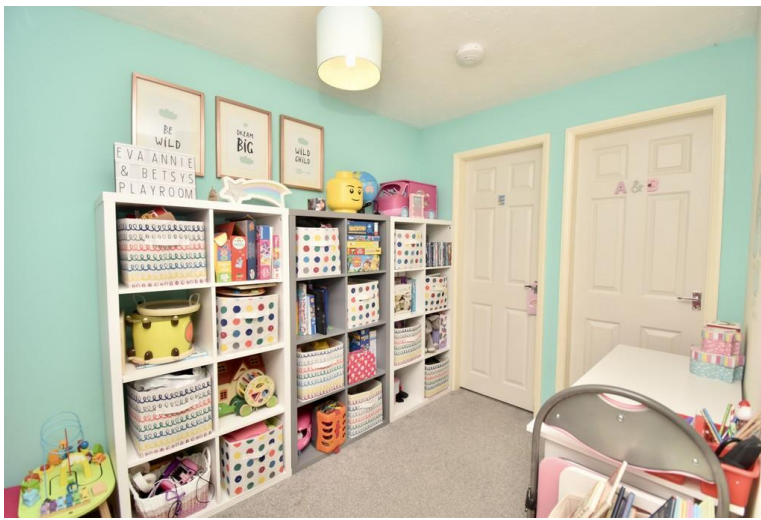
Leaving Lincoln along Wragby Road, proceed onto Bunkers Hill and turn left onto Wolsey Way. Turn left onto Montaigne Crescent and the property can be located on the right hand side.

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.

HALL

With timber door to the side elevation, laminate flooring and radiator.



LOUNGE

14' 7" x 13' 2" (4.44m x 4.01m) , with UPVC double glazed window to the front elevation, laminate flooring, stairs to the first floor and radiator.

KITCHEN

13' 2" x 7' 9" (4.01m x 2.36m) , with laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, integral oven, four ring gas hob with extractor fan over, plumbing and space for dishwasher and space for fridge freezer.

DINING ROOM / SITTING ROOM

9' 4" x 8' 7" (2.84m x 2.62m) , with UPVC double glazed double doors and windows to the rear elevation, laminate flooring, radiator and storage cupboard housing the plumbing for a washing machine.



WC

With low level WC and built-in wash hand basin.

FIRST FLOOR LANDING

With access to roof void.

BEDROOM 1

13' 2" x 10' 3" (4.01m x 3.12m) , with two UPVC double glazed windows to the front elevation, built-in wardrobe, over stairs storage cupboard and radiator.

PLAY ROOM

11' 0" x 6' 11" (3.35m x 2.11m) , with access to Bedroom 2 and 3.



BEDROOM 2

6' 10" x 5' 11" (2.08m x 1.8m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3 / NURSERY

8' 7" x 8' 6" (2.62m x 2.59m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

6' 2" x 5' 11" (1.88m x 1.8m) , with tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a blocked paved driveway providing off road parking and double gates leading to a further driveway and the Detached Single Garage. To the rear of the property there is a patio seating area, artificial lawned garden, garden shed and summer house.



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 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.

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

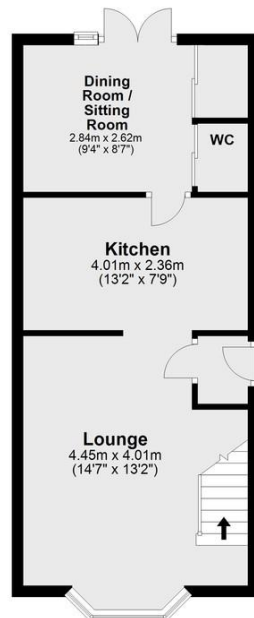
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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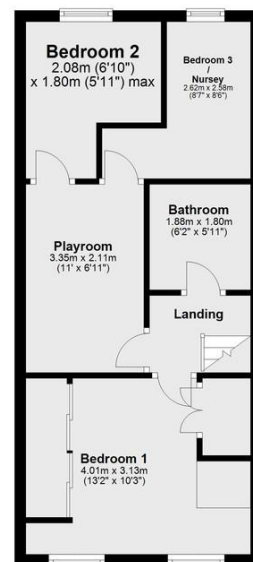
Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 74.7 sq. metres (803.7 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

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