



48 Albion Crescent

Lincoln, LN1 1EB

£425,000

NO ONWARD CHAIN - An immaculately presented and spacious detached bungalow situated on a generous sized plot with mature gardens to the rear and a resin driveway to the front providing ample off road parking. The property is located in this highly sought after residential area just off Long Leys Road, to the west of the City of Lincoln and is within easy access of the City Centre and within a short walk of Lincoln West Common. Internally the property offers living accommodation briefly comprising of Hallway, Kitchen, Utility Room, Dining Room, Dual aspect Lounge, three Bedrooms with fitted wardrobes, En-suite Shower Room and Bathroom. The property further benefits from an attached Double Garage. Viewing of the property is essential to appreciate the accommodation on offer, the position and the plot on which it sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

DIRECTIONS

Leaving Lincoln City Centre north along Yarborough Road, turn left onto Long Leys Road and then turn right onto Albion Crescent. Follow the road all the way to the top of the hill and the property is 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

HALL

With UPVC double glazed external door to the side elevation, radiator, two storage cupboards and access to the roof void.

KITCHEN

13' 2" x 9' 10" (4.01m x 3m) , with UPVC double glazed window to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work granite surfaces over, tiled splashbacks, stainless steel sink unit, integral double oven, four ring induction hob with extractor fan oven, spotlights and radiator.



DINING ROOM

13' 1" x 9' 2" (3.99m x 2.79m) , with UPVC double glazed window to the rear elevation and radiator.

LOUNGE

16' 7" x 15' 7" (5.05m x 4.75m) , with UPVC double glazed window to the front elevation, UPVC sliding doors to the rear elevation, fire surround and hearth with gas fire inset and two radiators.

UTILITY ROOM

10' 10" x 5' 8" (3.3m x 1.73m) , with UPVC double glazed window to the side elevation, external door to the rear elevation, tiled flooring, fitted with a range of base units with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, plumbing and spaces for washing machine and tumble dryer.



BEDROOM 1

12' 11" x 12' 8" (3.94m x 3.86m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

EN-SUITE

9' 11" x 4' 0" (3.02m x 1.22m) , with UPVC double glazed window to the side elevation, tiled flooring, fully tiled walls and suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.



BEDROOM 2

11' 10" x 9' 2" (3.61m x 2.79m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

BEDROOM 3

12' 11" x 7' 10" (3.94m x 2.39m) , with UPVC double glazed window to the side elevation, built-in wardrobe and radiator.



BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m) , with UPVC double glazed window to the side elevation, tiled flooring, fully tiled walls and suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, heated towel rail, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with a range of shrubs and a resin driveway to the side providing ample off road parking and access to the attached Double Garage. There is access to the side of the property with lawned areas and leading to the rear of the property with a generous sized lawned garden, a large patio seating area and a wide variety of mature 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

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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.

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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

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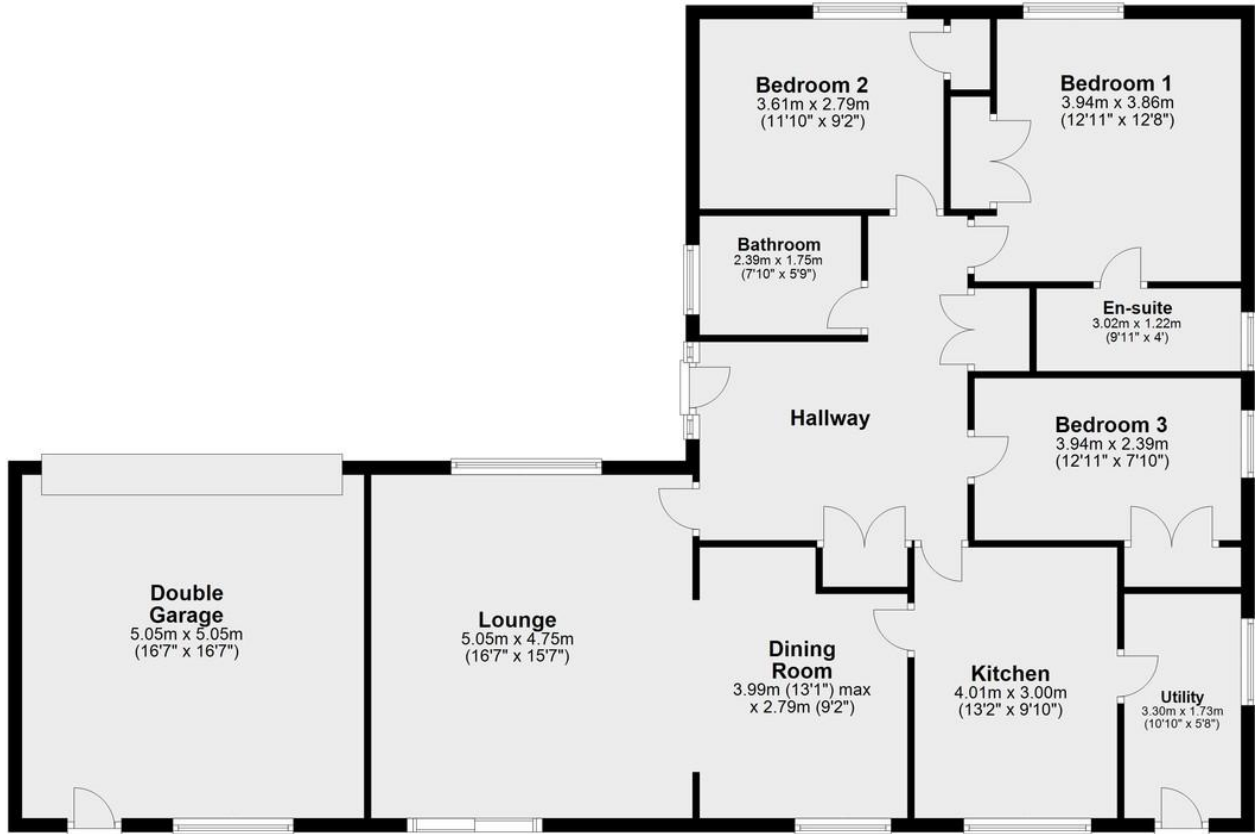
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Ground Floor

Approx. 142.1 sq. metres (1529.3 sq. feet)



Total area: approx. 142.1 sq. metres (1529.3 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.



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