



**18 Egerton Road**

Lincoln, LN2 4PJ

**£325,000**

An attractive bay fronted semi-detached house situated in this sought after location within the ever popular Uphill Area of Lincoln and in a short walk of the Bailgate and Cathedral Quarter. There is also easy access into Lincoln City Centre, the A46 Bypass and the eastern Bypass. Internally the property is well-presented throughout and has many original features. The accommodation comprises of Porch, Hallway, Lounge, Dining Room, Kitchen and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is ample off road parking to the front of the property which extends to the side of the property and gives access to the Detached Single Garage. To the rear of the property there is a generous sized lawned garden. Viewing of the property is essential 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**

Leaving Lincoln north along Lindum Road, bear right onto Wragby Road and then turn left onto Egerton Road where 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 University.







#### PORCH

With UPVC double glazed door and windows to the front elevation.

#### HALL

With stained glass windows and door, stairs to the first floor, solid wood flooring and under stairs storage cupboard.

#### LOUNGE

12' 6" x 11' 11" (3.81m x 3.63m) , with UPVC double glazed bay window to the front elevation, fire surround and hearth with wood burner inset and three radiators.

#### DINING ROOM

12' 6" x 11' 11" (3.81m x 3.63m) , with UPVC double glazed bay window to the rear elevation, fire surround and hearth and three radiators.



#### KITCHEN

16' 5" x 6' 11" (5m x 2.11m) , with UPVC double glazed windows to the rear and side elevations, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, 1 1/2 bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, integral fridge freezer, integral dishwasher, plumbing for washing machine and radiator.

#### FIRST FLOOR LANDING

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

#### BEDROOM 1

12' 0" x 11' 6" (3.66m x 3.51m) , with UPVC double glazed window to the front elevation, two built-in wardrobes, feature fireplace and three radiators.

#### BEDROOM 2

11' 11" x 11' 7" (3.63m x 3.53m) , with UPVC double glazed window to the rear elevation, feature fireplace and radiator.

#### BEDROOM 3

8' 7" x 8' 0" (2.62m x 2.44m) , with UPVC double glazed window to the front elevation and radiator.



#### BATHROOM

8' 7" x 7' 10" (2.62m x 2.39m) , with UPVC double glazed windows to rear and side elevations, vinyl flooring, suite to comprise of low level WC, wash hand basin with drawers below and walk-in shower cubicle, radiator, partly tiled walls, spotlighting and extractor fan.



#### OUTSIDE

To the front of the property there is a blocked paved driveway providing ample off road parking and giving access to the Detached Single Garage. To the rear of the property there is a patio seating area with a generous sized lawned garden, further patio seating area to the bottom of the garden and a children's playhouse.



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Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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 £10 commission to the individual member of staff who generated the appointment.

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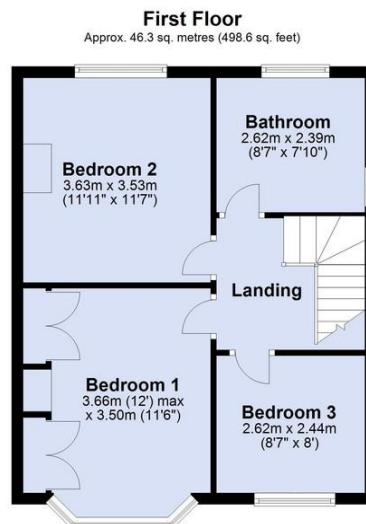
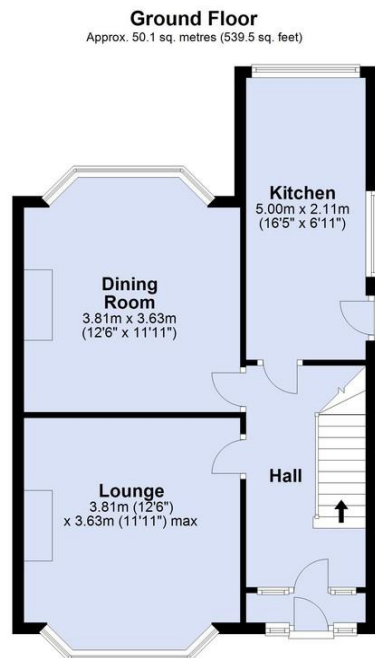
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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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.

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**Total area: approx. 96.4 sq. metres (1038.1 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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