



9a Greetwell Road, Lincoln, LN2 4AQ

£725,000

This is a beautifully refurbished Edwardian town house located in the Uphill Area of Lincoln and within easy walking distance of the Bailgate and Cathedral Quarter areas. The property has spacious living accommodation, spread over approximately 3,400 sq ft, briefly comprising of Entrance Vestibule, Reception Hallway, Boot Room, WC, Lounge, Study, Dining Room, modern and contemporary Breakfast Kitchen, Play Room, Side Entrance, Utility Room and First Floor Gallery Landing giving access to five Bedrooms, En-Suite Bathroom to Bedroom 1, En-Suite Shower Room to Bedroom 2 and newly fitted luxury Family Bathroom. Outside the property is approached by a private block paved driveway and to the rear there are paved seating areas and a South facing lawned garden with mature shrubs and trees. Viewing of the property is highly recommended to appreciate the accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE – Freehold.

VIEWINGS – By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln up Lindum Hill and at the traffic lights turn right on to Greetwell Road 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 University.





ENTRANCE VESTIBULE

5' 10" x 6' 9" (1.80m x 2.06m) With leaded windows and door to the front aspect, quarry tiled floor and further leaded window and door leading to the Reception Hallway.

RECEPTION HALLWAY

With doors leading to the Boot Room, Lounge, Study, Dining Room, Breakfast Kitchen and Cellar and stairs to the First Floor Landing with storage below.

BOOT ROOM

5' 4" x 7' 2" (1.63m x 2.20m) With window to the front aspect, wooden flooring, radiator, two wall mounted gas fired combination boilers, wash hand basin and door to the WC.

WC

5' 2" x 3' 7" (1.60m x 1.10m) With window to the side aspect, radiator, wooden flooring and WC.

LOUNGE

20' 3" x 17' 10" (6.18m x 5.46m) With walk-in double glazed bay window and side doors leading to the rear garden, further window to the side elevation, radiator and open fireplace.

STUDY

11' 8" x 18' 3" (3.57m x 5.58m) With windows and doors leading to the rear garden, radiator, fireplace and shelving.

DINING ROOM

12' 3" x 18' 8" (3.74m x 5.70m) With double glazed walk-in bay window with double doors leading to the rear garden, open fireplace, radiator, wooden flooring and wooden wall panelling.

BREAKFAST KITCHEN

18' 2" x 15' 8" (max) (5.54m x 4.79m (max) 3.63m (min)) With parquet flooring, fitted with a range of contemporary wall, base units and drawers with wooden work surfaces over, central island with marble work surface, double Belfast sink and drainer with mixer tap, four ring electric induction hob, NEFF oven, combination microwave/oven and plate warmer, integral fridge, freezer and dishwasher, double glazed windows to the front/side aspect, radiator and door to the Play Room.

PLAY ROOM

12' 2" x 10' 0" (3.73m x 3.07m) With double glazed window to the front/side aspect, radiator and door to the Side Entrance.





SIDE ENTRANCE

With side entrance door, quarry tiled flooring and doors to the Play Room and Utility Room.

UTILITY ROOM

10' 5" x 9' 4" (3.20m x 2.86m) With dual aspect windows to the front and side aspects, quarry tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, spaces for an automatic washing machine and tumble dryer and radiator.

FIRST FLOOR GALLERIED LANDING

With window to the front aspect, radiator, access to the roof void and doors leading to five Bedrooms, Family Bathroom and airing cupboard.

BEDROOM 1

20' 0" x 17' 8" (6.12m x 5.41m) With window to the rear aspect, radiator, access to roof area and door to the En-Suite Bathroom.

EN-SUITE BATHROOM

12' 11" x 5' 6" (3.94m x 1.70m) With windows to the front aspect, WC, wash hand basin, bath, tiled flooring and radiator.

BEDROOM 2

12' 9" x 11' 5" (3.91m x 3.49m) With walk-in bay window to the rear aspect, radiator, decorative fireplace, coving to ceiling and door to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM

6' 11" x 4' 10" (2.13m x 1.49m) With suite to comprise of shower, WC and wash hand basin, radiator and partly tiled walls.

BEDROOM 3

12' 6" x 18' 0" (3.82m x 5.51m) With walk-in bay window to the rear aspect, decorative fireplace, wash hand basin, radiator and decorative coving to ceiling.

BEDROOM 4

14' 3" x 8' 7" (4.35m x 2.64m) With window to the front/side aspect, window to the landing, wooden flooring, radiator and decorative fireplace.

BEDROOM 5

11' 1" x 14' 7" (3.38m x 4.47m) With window to the front/side aspect, fitted wardrobe, decorative fireplace and radiator.





FAMILY BATHROOM

10' 3" x 8' 4" (3.14m x 2.56m) With window to the front/side aspect, tiled floor, tiled walls, suite to comprise of bath with shower over and separate shower attachment, WC and wash hand basin and radiator.

CELLAR

With power and lighting.

OUTSIDE

There is a block paved driveway to the front providing off road parking for numerous vehicles. To the rear of the property there is an extensive lawned garden with a range of mature plants, shrubs and trees and paved seating areas.



WEBSITE

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

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.

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:

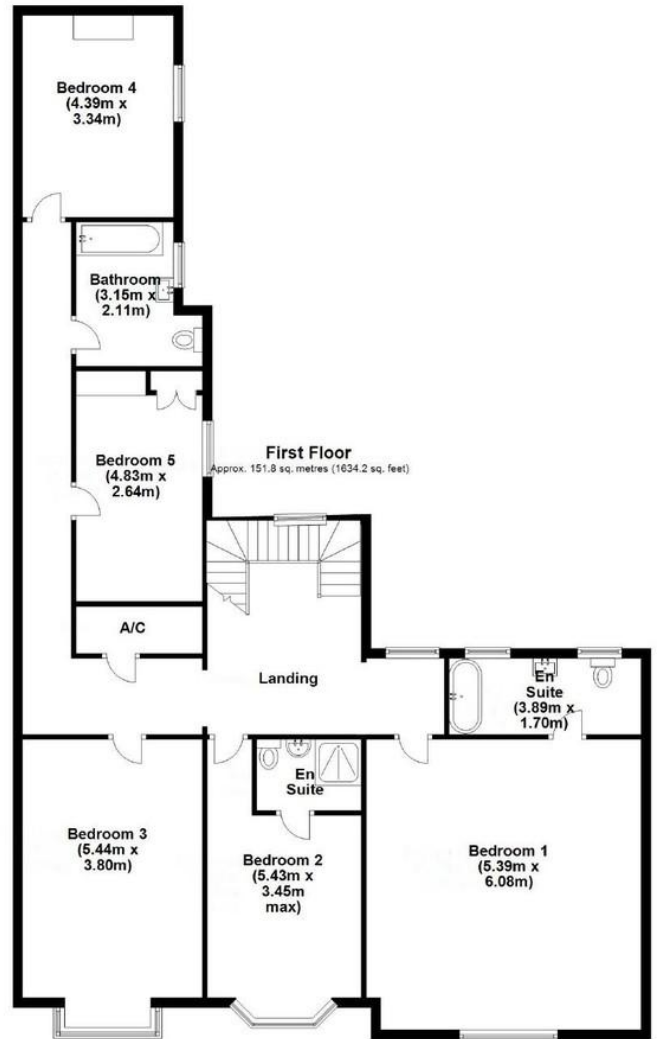
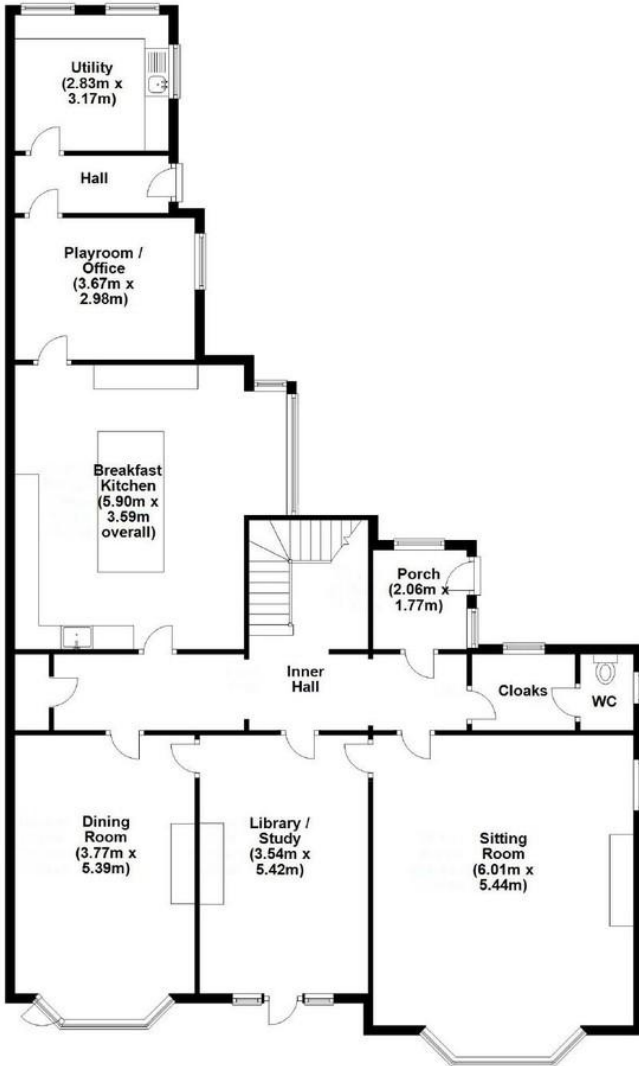
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Ground Floor

Approx. 184.5 sq. metres (1770.3 sq. feet)



Total area: approx. 316.3 sq. metres (3404.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.