



**74 Hawthorn Chase**  
Lincoln, LN2 4RG

**£225,000**

This property is conveniently positioned to access a good range of local amenities, Lincoln City Centre and Lincoln County Hospital. It boasts well presented and spacious accommodation to include Entrance Hall, Lounge, Dining Kitchen, Conservatory and First Floor Landing leading to three Double Bedrooms and modern Bathroom. Outside the property also benefits from front, side and rear gardens, gravelled driveway and Single Garage. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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 HALL

With composite double glazed external door to front elevation, stairs to the First Floor Landing, door to the Lounge, radiator, pendant light fitted, room thermostat and security alarm panel.



#### LOUNGE

11' 5" x 14' 10" (3.49m x 4.54m) With uPVC double glazed window to front elevation, coving to ceiling, feature fireplace with inset electric fire and radiator.



#### DINING KITCHEN

14' 11" x 9' 10" (4.56m x 3.00m) Fitted with a range of wall, base units and drawers with mounted worksurfaces over and splash-back tiling, uPVC double glazed window and composite door leading to the Conservatory, radiator, tiled floor, under stairs storage cupboard with mounted light, integral sink unit and drainer with mixer tap, four ring gas hob, oven and grill unit, chimney style extractor fan, integral fridge freezer and dishwasher and space and plumbing for a washing machine.

#### CONSERVATORY

7' 7" x 12' 9" (2.33m x 3.90m) With tiled floor, uPVC door and windows leading to the rear garden, radiator and ceiling light with fan.

#### FIRST FLOOR LANDING

With doors leading to three Bedrooms, Bathroom and airing cupboard, coving to ceiling, loft hatch and pendant light fitting.

#### BEDROOM 1

14' 11" x 8' 2" (4.55m x 2.51m) With uPVC double glazed window to front elevation, radiator, pendant light fitting, built-in wardrobes with double doors and hanging rails.

#### BEDROOM 2

8' 7" x 10' 0" (2.63m x 3.05m) With uPVC double glazed window to rear elevation, radiator, coving to ceiling and pendant light fitting.

#### BEDROOM 3

6' 0" x 10' 0" (1.85m x 3.05m) With uPVC double glazed window to rear elevation, radiator, coving to ceiling and pendant light fitting.

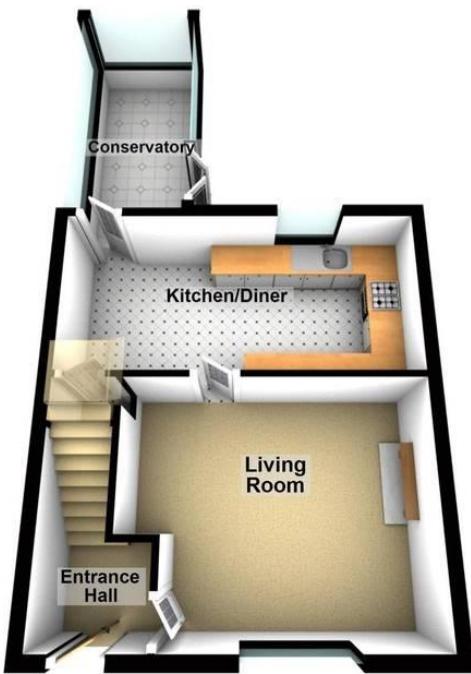
#### BATHROOM

5' 6" x 6' 2" (1.68m x 1.89m) With uPVC double glazed window to side elevation, tiled floor, tiled walls, heated towel rail, extractor fan, spotlights to ceiling and suite to comprise WC, wash hand basin and bath with mixer shower over and mounted shower screen.

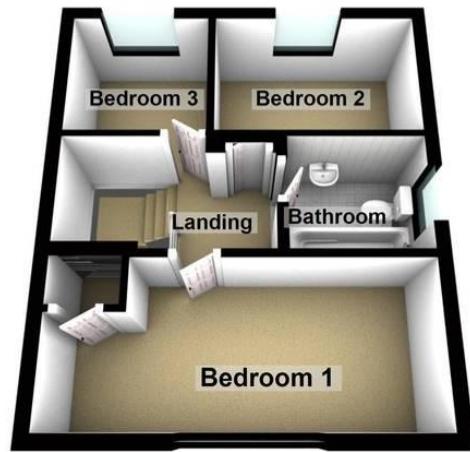




## Ground Floor



## First Floor



29 – 30 Silver Street  
Lincoln  
LN2 1AS

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## OUTSIDE

The property is accessed via a shared gravelled driveway leading to a private gravelled driveway and Single Garage. A paved footpath provides access to the property entrance and side garden via a timber gate. The front garden is principally laid to lawn with shrubs and bushes. The side garden is principally laid to lawn with decorative beds and borders. The rear garden comprises a paved and gravel covered seating area with raised central lawn and feature beds with a mix of shrubs, bushes and trees.

### WEBSITE

Our detailed web site 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](http://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 TO

Solicitors & Estate Agents, 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 Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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:

1. The details are 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 whatever 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.