



9 Palmer Road

Lincoln, LN2 1BH

£455,000

NO ONWARD CHAIN - A well presented three storey detached family home located within this popular residential development in the much sought after Uphill area of Lincoln. The internal living accommodation briefly comprises of Main Entrance Hall with Cloakroom, Lounge, fitted Dining Kitchen and Utility Room. The First Floor Landing leads to three Bedrooms, En-Suite to the Principal Bedroom and Family Bathroom. The Second Floor Landing leads to two further Bedrooms and Shower Room. Outside there is a gated driveway providing off road parking for numerous vehicles and giving access to the Double Garage and side lawned garden. The property further benefits from gas fired central heating and an alarm system. Viewing is highly recommended.





SERVICES

All mains services are available. Gas fired central heating. Alarm system.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln along Nettleham Road and turn left on to Palmer Road. Proceed along Palmer Road where the property can be located on the left hand side.

LOCATION

The property is located within this popular residential development which is located just off Nettleham Road. The development is within close proximity to a wide range of local amenities including shops, schools, leisure facilities and public houses within the Uphill area of Lincoln. The property is also within close proximity of the popular Bailgate area of Lincoln with the Cathedral and Castle.

ENTRANCE HALL

With main entrance door and uPVC side windows, stairs rising to the First Floor Landing, alarm controls and built-in storage area.

CLOAKROOM

With suite to comprise of WC and wash hand basin, radiator and tiled floor.



LOUNGE

20' 11" x 11' 3" (6.38m x 3.43m) With uPVC bay window to side elevation, uPVC window to front elevation, single and double radiators, TV and telephone points.

KITCHEN DINER

20' 11" x 15' 8" (max into bay) 12' 4" (plus bay) (6.38m x 3.76m (plus bay)) Fitted with a range of wall, base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer, fitted double oven and hob, extractor hood, integral fridge freezer and dishwasher, telephone and TV points, inset spotlights to ceiling, double radiator, tiled floor, uPVC windows to front and side elevations and uPVC patio doors and windows to the rear garden.

UTILITY ROOM

6' 4" x 6' 2" (1.93m x 1.88m) With wall and base units with work surface over, plumbing for washing machine, space for a tumble dryer, tiled floor, single radiator, sink unit and drainer, cupboard housing the gas fired central heating boiler, under stairs storage cupboard and double glazed side entrance door.

FIRST FLOOR LANDING

With stairs rising to the Second Floor Landing, uPVC window to rear elevation, two radiators and airing cupboard housing the hot water cylinder.

PRINCIPAL BEDROOM

12' 4" x 12' 4" (3.76m x 3.76m) With two uPVC windows to front elevation, uPVC window to side elevation, TV and telephone points, radiator and built-in wardrobes.

EN-SUITE

8' 3" x 4' 8" (2.51m x 1.42m) With suite to comprise of fitted shower cubicle, WC and wash hand basin, part tiled surround, radiator, shaver point and uPVC window to front elevation.



BEDROOM

11' 5" (max) x 9' 8" (3.48m (max) x 2.95m) With uPVC window to side elevation, single radiator and built-in double wardrobe.

BEDROOM

11' 0" x 11' 5" (max into recess) (3.35m x 3.48m (max into recess)) With uPVC windows to front and side elevations, radiator and built-in wardrobes.

BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m) With suite to comprise of WC, wash hand basin and bath, tiled walls, shaver point, single radiator and uPVC window to rear elevation.



SECOND FLOOR LANDING

With Velux window, single radiator and built-in storage cupboard.

BEDROOM

13' 11" x 11' 6" (4.24m x 3.51m) With Velux window, uPVC window to front elevation, two single radiators and built-in storage cupboard.

BEDROOM

12' 7" x 7' 11" (3.84m x 2.41m) With uPVC window to front elevation, radiator, built-in wardrobes and access to roof void.

SHOWER ROOM

7' 4" (max) x 4' 8" (2.24m (max) x 1.42m) With suite to comprise of fitted shower cubicle, WC and wash hand basin, part tiled surround, radiator, shaver point and Velux window.





OUTSIDE

Front courtyard garden with slate gravelled area and paved pathway leading to the main entrance door. There is a gated driveway to the rear of the property providing off road parking for numerous vehicles and giving access to the Double Garage. Side lawned garden with a variety of flower beds and shrubs.

DOUBLE GARAGE

17' 1" x 16' 8" (5.21m x 5.08m) With electric up and over door, light, power and double glazed side entrance door.

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

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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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 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 Mundy's 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

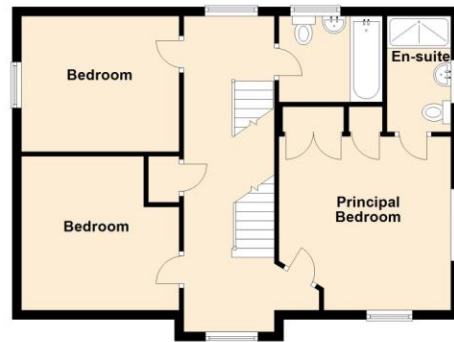
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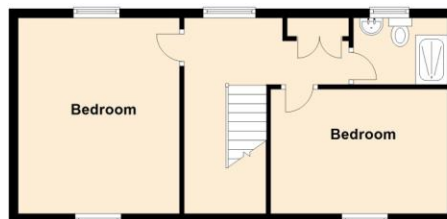
Ground Floor



First Floor



Second Floor



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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.

