



48 Greetwell Road Lincoln, LN2 4AX

£525,000

A spacious detached family home located within the sought after Uphill area of Lincoln and being within close proximity of the Bailgate and Cathedral Quarter. The well presented living accommodation briefly comprises of Entrance Porch, Main Entrance Hall, Lounge, Sitting/Dining Area, Dining Room, Fitted Kitchen, Study/Family Room, Utility Room, Separate WC, Shower Room and First Floor Landing leading to five Bedrooms and Family Bathroom. Outside there is a driveway providing off road parking/hard standing for vehicles and a well maintained enclosed rear garden. The property further benefits from gas central heating. Viewing is highly recommended to appreciate the extensive living accommodation available.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

DIRECTIONS

From the front of our offices, proceed up Lindum Hill and bear right following the road on to Wragby Road. Continue along Wragby Road and at the traffic lights turn right on to Greetwell Road. Proceed along Greetwell Road where the property can eventually be located on the left 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.



ACCOMMODATION

ENTRANCE PORCH

With uPVC double entrance door, tiled floor and uPVC double doors leading to the Main Entrance Hall.

MAIN ENTRANCE HALL

14' 0" x 7' 11" (4.27m x 2.41m) With stairs rising to the First Floor Landing, under stairs storage cupboard, radiator and quality wood effect flooring.

LOUNGE

18' 0" (into bay) x 11' 11" (5.49m (into bay) x 3.63m) With uPVC bay window to front elevation, coving to ceiling, radiator, quality wood effect flooring and archway leading to the Sitting/Dining Area.



SITTING/DINING AREA

11' 11" x 8' 4" (3.63m x 2.54m) With double glazed sliding doors to the Dining Room, coving to ceiling and quality wood effect flooring.

DINING ROOM

9' 10" x 8' 9" (3m x 2.67m) With uPVC double glazed sliding patio doors, radiator, quality wood effect flooring and uPVC window to rear elevation.

KITCHEN

8' 10" x 7' 10" (2.69m x 2.39m) Fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, extractor hood and uPVC window to rear elevation.



STUDY / FAMILY ROOM

16' 1" x 12' 1" (4.9m x 3.68m) With uPVC window to front elevation, radiator and quality wood effect flooring.

UTILITY ROOM

8' 9" x 8' 5" (2.67m x 2.57m) With fitted base cupboards and tall cupboards, sink unit and drainer, work-surface, radiator, tiled floor, plumbing and space for a washing machine, uPVC window to rear elevation and uPVC rear entrance door.

WC

With WC, wash basin, radiator, tiled floor and uPVC window to rear elevation.

SHOWER ROOM

With fitted shower cubicle, tiled floor, towel radiator and part tiled surround.



FIRST FLOOR LANDING

BEDROOM

12' 8" x 11' 11" (3.86m x 3.63m) With uPVC window to rear elevation, radiator, exposed wood flooring and coving to ceiling.

BEDROOM

11' 11" x 11' 11" (3.63m x 3.63m) With uPVC windows to front and side elevations, radiator and coving to ceiling.



BEDROOM

12' 1" x 10' 10" (3.68m x 3.3m) With uPVC window to front elevation, radiator and quality wood effect flooring.

BEDROOM

12' 1" x 10' 7" (3.68m x 3.23m) With uPVC window to rear elevation and radiator.

BEDROOM

7' 11" x 6' 10" (2.41m x 2.08m) With uPVC window to front elevation, radiator and exposed wood flooring.

BATHROOM

8' 6" x 8' 0" (2.59m x 2.44 m) With suite to comprise of WC, wash basin and bath with rainfall shower over, part tiled surround, towel radiator, uPVC window to rear elevation and built-in storage cupboard/airing cupboard housing the Ideal gas fired central heating boiler.

OUTSIDE

There are gardens to both the front and rear. Front garden and extensive gravelled driveway providing off road parking / hard-standing for vehicles. Well maintained and enclosed rear garden with shaped lawned area, a wide variety of mature flowers and shrubs and patio.

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.

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

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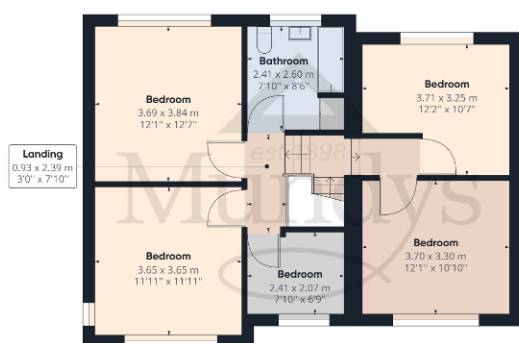


Ground Floor Building 1

Approximate total area⁽¹⁾

1660.84 ft²

154.30 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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 are 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.