



38 Hainton Road

Lincoln, LN6 7PR

Offers around £220,000

A traditional Semi-Detached House, situated within this popular residential location, to the south of Lincoln and located just off Rookery Lane. The internal accommodation briefly comprises of; Entrance Hall, Open-Plan Lounge and Dining Area, Fitted Kitchen, First Floor Landing leading to Three Bedrooms and Shower Room. Outside, there is a front garden, driveway providing off-road parking, attached Single Garage and substantial mature rear garden. The property further benefits from Gas Central Heating and is being sold with NO ONWARD CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located within this popular residential area, located just off Rookery Lane and within close proximity to a local parade of shops and Boultham Park. There are nearby Primary and Secondary Schooling available and also nearby North Hykeham providing a wide variety of further shops and amenities. 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.



DIRECTIONS

Heading south out of Lincoln along Newark Road, continue along and at the traffic lights to Brant Road proceed straight across continuing along Newark Road and at the traffic lights with Rookery Lane, turn right onto Rookery Lane, proceed along eventually turning left onto Hainton Road where the property can be located.

ACCOMMODATION

ENTRANCE PORCH

With uPVC entrance door and side window.

ENTRANCE HALL

With main entrance door, stairs rising to First Floor, radiator, coving to ceiling and under-stairs storage cupboard.

LOUNGE AND DINING AREA

Maximum overall measurement for the Lounge and Dining Area is 24' 1" x 11' 8" into Lounge area, narrowing to 10' 8" into the Dining Area.

LOUNGE AREA

11' 6" (plus bay) x 11' 8" (3.51m x 3.56m) With uPVC bay window to front elevation, radiator, coving to ceiling and gas fire.

DINING AREA

12' 0" x 10' 9" (3.66m x 3.28m) With uPVC window to rear elevation, radiator, coving to ceiling and wall mounted gas fire (which has not been tested or recently used) .



KITCHEN

16' 3" x 8' 11" (narrowing to 8' 9") (4.95m x 2.72m) Fitted with a range of base and wall cupboards, drawers and work surfaces, sink unit and drainer, extractor hood, double radiator, plumbing for washing machine, gas central heating boiler, part-tiled surround, uPVC windows to side and rear elevation and side entrance door.

FIRST FLOOR LANDING

With uPVC window to side elevation and access to roof void.



BEDROOM 1

11' 7" (plus bay) x 11' 9" (into alcove) (3.53m x 3.58m) With uPVC bay window to front elevation, radiator and fitted cupboards.

BEDROOM 2

12' 0" x 10' 9" (into alcove) (3.66m x 3.28m) With uPVC window to rear elevation, radiator and fitted cupboards.

BEDROOM 3

8' 0" x 7' 10" (2.44m x 2.39m) With uPVC window to front elevation and radiator.

SHOWER ROOM

8' 11" x 6' 1" (2.72m x 1.85m) With suite to comprise; WC, wash hand basin, fitted shower cubicle, bidet, radiator, part-tiled surround, airing cupboard with hot water cylinder and uPVC window to rear elevation.





OUTSIDE

To the front, there is a lawned garden and driveway providing off-road parking and attached Garage. There are two outbuildings incorporating an outside WC comprising of; WC, Belfast sink and uPVC window and an outside store. To the rear, there is an extensive mature rear garden with a lawned area, variety of flowerbeds, flowers and shrubs and paved walkway leading to an additional orchard area with a range of fruit trees.

GARAGE

13' 7" x 7' 8" (4.14m x 2.34m) With double doors, power and a car pit.

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, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 them 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.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Floorplan to follow

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

