

9 Frome Close Lincoln



£279,950

An executive four bedroom detached family home situated to the South of the City of Lincoln with views over the lakes. The property has internal accommodation to comprise; Reception Hallway, Lounge, Conservatory, Dining Kitchen, Study, Ground Floor WC, Utility Room and Stairs Rising to First Floor Landing giving access to Four Bedrooms (with En-Suite facilities to the Master Bedroom) and a Family Bathroom. Outside the property is approached by a driveway giving access to the Double Garage. There is a front lawned garden and paved seating to the front/side. To the rear of the property there is gated access to a landscaped garden overlooking woodland with paved seating area, raised decking, lawned garden and flower beds with water feature. The property is being sold with the added benefit of No Onward Chain.

Location Located to the South of the Historic Cathedral and University City of Lincoln.

For more information about Lincoln view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/lincoln>

Directions Heading out of Lincoln on Tritton Road, turn right onto Doddington Road and then turn right onto From Close where the property is located on the left hand side.

For satellite navigation purposes, please use the postcode LN6 3DA.

Or why not visit our website at <http://mundys.net> and use the 'multi map' facility to see the directions on-line.

Services All main services available. Gas central heating.

EPC Energy Rating = C

Tenure Freehold.

Viewings By prior appointment through Mundys.

Note These Property Particulars were revised on 14th July 2015.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for details of all our packages.

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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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 & Co. 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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Accommodation

Reception Hallway

With uPVC door and window to the front elevation, wooden flooring, doors leading into the Lounge, WC, Study, Kitchen Diner and stairs rising to First Floor Landing with storage cupboard below.

Lounge

Approx. 5.33m x 3.61m (17'6 x 11'10), with walk in uPVC bay window to the front elevation, radiator, gas fire with tiled hearth and decorative feature surround, door leading into the Kitchen and glass panelled door and window to the Conservatory.

Conservatory

Approx. 3.15m x 2.64m (10'4 x 8'8), with uPVC window and double doors to the rear garden, wooden flooring and fitted blinds.

Kitchen Diner

Approx. 6.17m x 3.18m (20'3 x 10'5), fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, complementary tiling, integral oven and four ring electric hob with extraction above, spaces for dishwasher, fridge freezer and dining table, radiator, wooden flooring and uPVC walk in bay window and further window to the rear elevation.

Utility Room

Approx. 1.80m x 1.80m (5'11 x 5'11), fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, complementary tiling, wall mounted gas central heating boiler, radiator, spaces for automatic washing machine, wooden flooring and door to the rear/side.

Study

Approx. 2.79m x 2.16m (9'2 x 7'1), with uPVC window to the front elevation and radiator.

WC

With suite to comprise; WC and hand wash basin, radiator, wooden flooring and uPVC window to the front elevation.

First Floor landing

With uPVC window to the front elevation, access to roof void, airing cupboard, radiator and doors leading into Four Bedrooms and Family Bathroom.

Bedroom 1

Approx. 3.25m x 4.09m (10'8 x 13'5), with uPVC window to the rear elevation, radiator, fitted wardrobes and door to an En-Suite Bathroom.

En-Suite Bathroom

Approx. 1.96m x 2.39m (6'5 x 7'10), with suite to comprise bath, separate shower, WC and hand wash basin with vanity unit, radiator and uPVC window to the rear elevation.

Bedroom 2

Approx. 3.25m x 3.12m (10'8 x 10'3), with uPVC window to the rear elevation, fitted wardrobes and radiator.

Bedroom 3

Approx. 2.72m x 2.01m (8'11 x 6'7), with uPVC window to the front elevation and radiator.

Bedroom 4

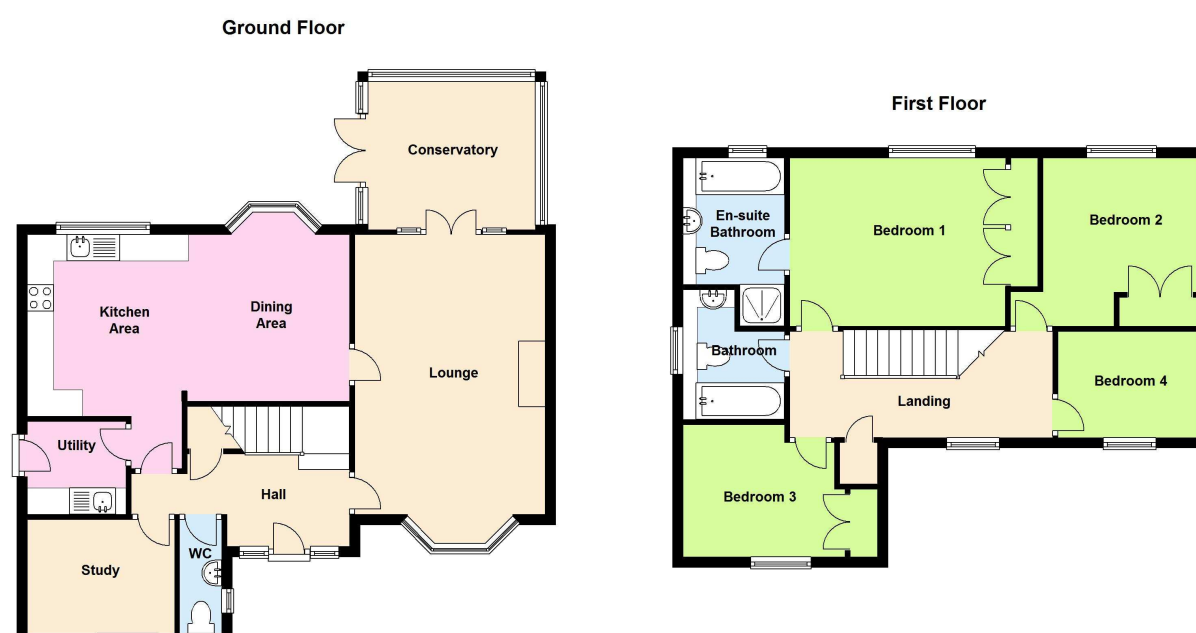
Approx. 3.07m x 2.69m (10'1 x 8'10), with uPVC window to the front elevation, fitted wardrobes and radiator.

Family Bathroom

Approx. 1.98m x 2.46m (6'6 x 8'1), with suite to comprise; bath with shower attachment, WC and hand wash basin with vanity unit, tiled flooring, radiator and uPVC window to the side aspect.

Outside

To the front of the property there are views over the lakes, a lawned garden with flower beds, paved area and mature shrubs and trees. The Double Garage is approx. 5.46m x 5.00m (17'11 x 16'5), with two up and over doors to the front elevation with power, lighting and door to the rear. To the side of the property there is gated access to the rear and paved areas. To the rear of the property there is a paved area with steps down to a lower lawned garden, raised decking with seating area and views over the woodland, pond, well stocked beds and lower seating area with pagoda and shed.



Photograph Gallery

