



## 39 The Mead

Lincoln, LN6 7LF

**£199,950**

An extended three bedroomed semi-detached dormer style house situated in this popular location to the south of Lincoln. The property has been greatly improved and maintained by the current owners and offers living accommodation comprising of Entrance Porch, Reception Hallway, Lounge, Dining Area, Family Room, Kitchen, Rear Entrance/Utility Area, Ground Floor WC and First Floor Landing leading to Three Bedrooms and Family Bathroom. Outside there are gardens to the front and rear and gated driveway to the side providing off road parking and giving access to the Detached Garage. Viewing of the property is recommended.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — D.**

#### **TENURE - Freehold.**

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

#### **DIRECTIONS**

Heading out of Lincoln along Newark Road, turn right onto Doddington Road and then right again onto Eastbrook Road. Continue along Eastbrook Road turning right onto Bowden Drive and then left onto The Mead where the property can be located on the right 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 College.



#### ENTRANCE PORCH

With UPVC windows and door to the front aspect and door to reception hallway.

#### RECEPTION HALLWAY

With wood laminate flooring, radiator, stairs to the first floor landing and door to kitchen.

#### KITCHEN

7' 8" x 10' 9" (2.35m x 3.28m) , with UPVC windows to the side aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring gas hob with extraction above, wall mounted units with complementary tiling below, space for a dishwasher and archway leading to the dining area and door into the rear entrance/utility.

#### REAR ENTRANCE/UTILITY

With UPVC door to the side aspect, doors to the family room, WC and rear garden, space for fridge freezer and radiator.

#### WC

With UPVC window to the side aspect, WC, wash hand basin and tiled walls.

#### DINING AREA

10' 9" x 8' 11" (3.29m x 2.72m) , with wooden flooring, breakfast bar, radiator, opening into the family room and double doors to the lounge.

#### FAMILY ROOM

8' 0" x 12' 11" (2.46m x 3.96m) , with UPVC window overlooking the rear garden, wooden flooring, archway leading into the dining area and door to the rear entrance/utility.

#### LOUNGE

10' 3" x 12' 11" (3.14m x 3.94m) , with UPVC window to the front aspect and electric fire.

#### FIRST FLOOR LANDING

With UPVC window to the side aspect, access to the roof void. radiator and doors to three bedrooms and bathroom.

#### FAMILY BATHROOM

6' 5" x 7' 1" (1.97m x 2.18m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard and radiator.

#### BEDROOM 1

12' 11" x 7' 11" (3.95m x 2.43m) , with UPVC window to the front elevation, radiator and fitted wardrobes.

#### BEDROOM 2

9' 10" x 10' 9" (3.00m x 3.28m) , with UPVC window to the rear elevation, radiator and cupboard housing the gas central heating boiler.

#### BEDROOM 3

9' 10" x 6' 7" (3.00m x 2.01m) , with UPVC window to the front elevation and radiator.







## OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and trees, a gated driveway providing off road parking and giving access to the Detached Garage. To the side of the property there are two decked areas and a paved area leading to the rear garden. The rear garden has decorative gravelled beds with mature shrubs and trees, lawned garden and greenhouse.

## GARAGE

16' 2" x 8' 4" (4.95m x 2.55 m) , with power, lighting and double doors to the front aspect.

### 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](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 YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

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 £25 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

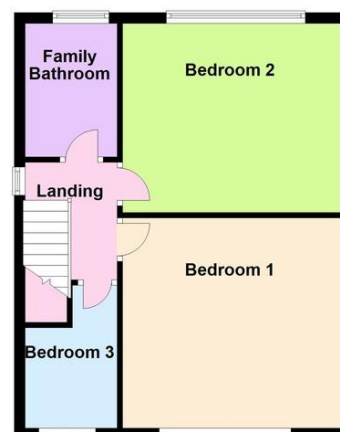
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## Ground Floor



## First Floor



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