



## 3 and 3a Stonefield Avenue

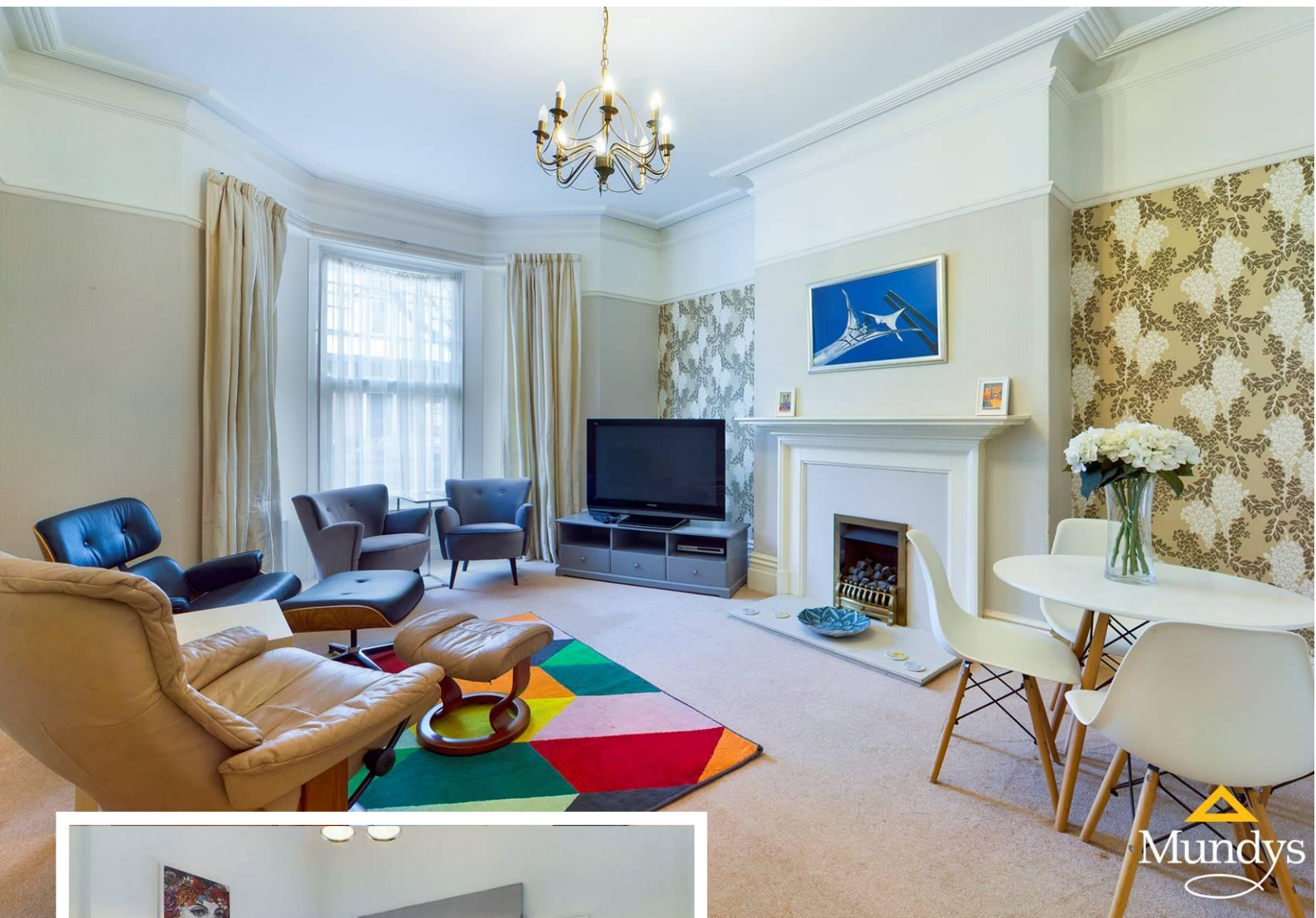
Lincoln, LN2 1QL

### Offers Around £615,000

**NO ONWARD CHAIN** - This spacious and luxurious five bedroom family home with the additional benefit of a superior self contained annexe on the Second Floor, the approximate floor area of the whole property is 2,928 square feet. The property is located in the picturesque and sought after historic Cathedral Quarter area of the City of Lincoln and has versatile living accommodation to comprise of Reception Hallway, Dining/Reception Room, Lounge, Ground Floor Bedroom/Study, Breakfast/Play Room, Kitchen and Ground Floor Luxury Wet Room. The First Floor Landing gives access to four Bedrooms (one of the Bedrooms is currently utilised as a Sitting Room), Luxury Bathroom and a Laundry Room with Kitchen Facilities. The Second Floor is a self contained guest suite comprising of Kitchen, Bathroom and two Bedrooms (one of the Bedrooms is currently utilised as a Lounge). Outside there is a double garage and extensive off-road parking. To the rear there is a private enclosed walled garden with children's play area. The property is within easy access to the Lincoln Train Station with direct lines to London.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATINGS** – C and D.

**TENURE** - Freehold.

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

**DIRECTIONS** - Proceed up Lindum Hill and bear left at the Adam and Eve Public House onto Pottergate. Continue across at the mini roundabout and pass under the arch to the traffic lights. Continue straight across at the traffic lights and bear left onto Northgate, which soon becomes Church Lane. Once in Church Lane, Stonefield Avenue is a turning on the right hand side.

**LOCATION** - Exceptional location within the Cathedral Quarter of Lincoln, within close walking distance of the Bailgate shops, Cathedral, Lincoln Castle, local restaurants, public houses and the historical monuments such as the Newport Arch. The location provides easy access to the City Centre, Lincoln Train Station and the A46 leading to Newark, the A1, Newark mainline train station and beyond. All grades of schooling are available close by in Uphill Lincoln.





**RECEPTION HALLWAY** - With door to the front aspect, stairs to the First Floor Landing, doors leading to the Dining/Reception Room, Lounge, Ground Floor Bedroom/Study, Breakfast/Play Room, Kitchen, storage cupboard and Cellar.

**DINING/RECEPTION ROOM** - 18' 6" x 13' 11" (5.66m x 4.26m) With walk-in uPVC bay window to the front aspect, fireplace and radiator.

**LOUNGE** - 16' 1" x 18' 8" (4.92m x 5.70m) With large window and door to the private walled garden at the rear, fireplace, wall lights and radiator.

**BREAKFAST/PLAY ROOM** - 9' 6" x 8' 10" (2.91m x 2.71m) With uPVC window to the side aspect and radiator.

**BEDROOM/STUDY** - 10' 11" x 12' 1" (3.34m x 3.69m) With uPVC window to the front aspect and radiator.

**KITCHEN** - 13' 8" x 11' 3" (4.17m x 3.45m) With uPVC windows the side and rear aspects, door leading to the Rear Entrance, fitted with a range of modern wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and grill with four ring electric hob and extractor fan over, integral dishwasher, fridge and freezer, tiled floor and radiator.

**REAR ENTRANCE** - 6' 11" x 4' 5" (2.12m x 1.36m) With windows and door to the rear aspect, tiled floor and door to the Luxury Wet Room.

**LUXURY WET ROOM** - 6' 1" x 11' 0" (1.87m x 3.36m) With uPVC window to the rear aspect, suite to comprise of his 'n' her sinks, WC and shower, tiled floor and chrome towel radiator.

**FIRST FLOOR LANDING** - With uPVC window to the side aspect, doors to four Bedrooms, Bathroom and Laundry Room and door to the Luxury Self Contained Second Floor Annexe.

**BEDROOM** - 16' 6" x 14' 0" (5.04m x 4.28m) With uPVC window to the front aspect, fireplace and radiator.

**BEDROOM/SITTING ROOM** - 14' 0" x 12' 11" (4.28m x 3.94m) With uPVC window to the rear aspect, fireplace and radiator.

**BEDROOM** - 10' 9" x 17' 7" (3.30m x 5.38m) With uPVC window to the front aspect, radiator and walk-in storage cupboard.

**BEDROOM** - 13' 9" x 12' 11" (4.21m x 3.95m) With uPVC window to the rear aspect and radiator.

**BATHROOM** - 9' 4" x 8' 8" (2.86m x 2.66m) With uPVC window to the side aspect, suite to comprise of bath, separate shower, WC and wash hand basin, radiator, partly tiled walls and tiled floor.

**LAUNDRY ROOM** - 9' 10" x 5' 1" (3.02m x 1.56m) With added space for washing machine/dryer and kitchen facilities overlooking the garden.





## LUXURY SELF CONTAINED SECOND FLOOR ANNEXE

This can be accessed directly from the First Floor Landing of the property and also via a separate side entrance via the driveway.

**BEDROOM/LOUNGE** - 16' 8" x 9' 8" (5.1m x 2.95m)

**BEDROOM** - 16' 8" x 8' 2" (5.1m x 2.5m)

## KITCHEN

## BATHROOM

### 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 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



Powered by Giraffe360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto: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 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.

