



10 Quorn Drive

Lincoln, LN6 7UL

£250,000

This is a larger than average three bedroomed semi-detached property which has been extended by the current owners and offers extensive living accommodation to briefly comprise of Entrance Hallway, Lounge, Dining Room, Kitchen, Inner Hallway, Ground Floor WC, Utility Room, Boot Room/Second Front Entrance, Study and First Floor Landing leading to three Bedrooms, En-Suite to Bedroom 2, Dressing Area to Bedroom 3 and Shower Room. There are stairs leading to a Second Floor Landing and a Loft Storage Area. Outside there is off road parking to the front and to the rear there is an extensive lawned garden, two sheds, covered seating area, pond with water feature and a Detached Brick Built Office/Bar.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln along Tritton Road and turn left on to Dixon Street and proceed along and at the trafficlights turn right on to Boultham Park Road. Continue along Boultham Park Road, turning right on to Lincoln Avenue and then left on to Quorn Drive where the property can be located.

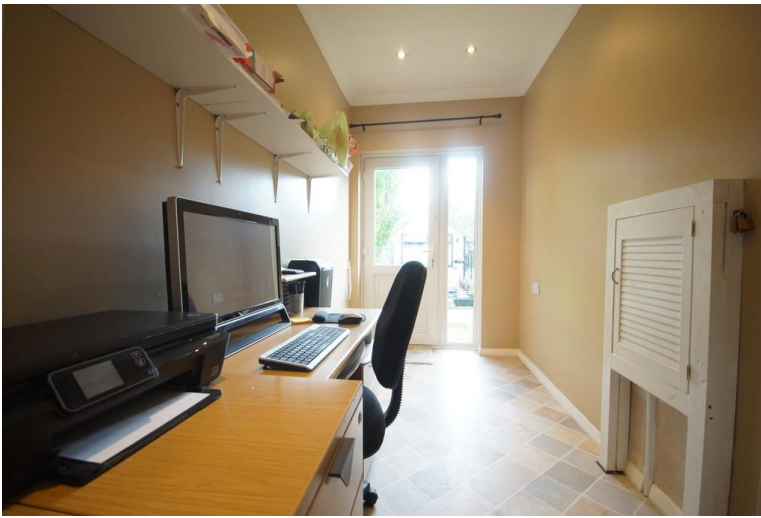
LOCATION

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 HALLWAY

With uPVC window and door to the front aspect, radiator, stairs to the First Floor Landing and doors leading to the Lounge.





LOUNGE

10' 10" x 25' 8" (3.32m x 7.83m) With walk-in uPVC bay window to the front aspect, gas fire with marble hearth and wooden surround, radiator and doors to the Dining Room, Inner Hallway and Entrance Hallway.

DINING ROOM

11' 11" x 7' 4" (3.65m x 2.24m) With uPVC double doors to the rear aspect, wooden flooring, radiator and doorway to the Kitchen.

KITCHEN

12' 0" x 5' 7" (3.67m x 1.71m) With uPVC window to the rear aspect, tiled floor, fitted with a range of wall base units and drawer with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer with mixer tap above, spaces for a cooker and dishwasher, radiator and door to the Inner Hallway.

INNER HALLWAY

With tiled floor, space for a fridge freezer, doors to the Kitchen, Utility Room, WC and Lounge.

WC

With WC and wash hand basin.

UTILITY ROOM

8' 11" x 5' 7" (2.73m x 1.72m) With tiled floor, fitted with wall, base units and drawers with work surfaces over, spaces for an automatic washing machine and tumble dryer and doors leading to the Boot Room/Second Front Entrance and Study.

BOOT ROOM/SECOND FRONT ENTRANCE

15' 3" x 5' 7" (4.65m x 1.72m) With uPVC door and window to the front aspect, boiler cupboard housing the gas fired central heating boiler, tiled floor and door to the Utility Room.

STUDY

11' 10" x 5' 7" (3.63m x 1.72m) With uPVC window and door to the rear aspect, radiator and access to roof void.

FIRST FLOOR LANDING

With doors to two Bedrooms, Dressing Area for Bedroom 3 and Shower Room and stairs to the Second Floor Landing.

BEDROOM 1

14' 0" x 10' 2" (4.28m x 3.12m) With walk-in uPVC bow window to the front aspect, radiator and fitted cupboards.

BEDROOM 2

15' 11" x 5' 7" (4.86m x 1.72m) With uPVC window to the front aspect, radiator, LED spotlights to ceiling, access to roof void and door to the En-Suite Bathroom.

EN-SUITE BATHROOM

11' 6" x 6' 8" (3.53m x 2.05m) With uPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled floor and radiator.

BEDROOM 3

7' 7" x 13' 6" (2.33m x 4.14m) With uPVC dormer windows to the rear aspect with limited headroom, radiator and leading into the Dressing Area.

DRESSING AREA

8' 5" x 8' 7" (2.57m x 2.64m) With door to the First Floor Landing.

SHOWER ROOM

5' 1" x 6' 7" (1.55m x 2.02m) With suite to comprise of shower, WC and wash hand basin, tiled walls and chrome towel radiator.





SECOND FLOOR LANDING

LOFT ROOM

13' 11" x 8' 5" (4.26m x 2.57m) With limited headroom and Velux window.

OUTSIDE

To the front of the property there is a small lawned garden and a driveway providing off road parking. To the rear of the property there is a paved seating area, lawned garden with flower beds, covered seating area, pond with water feature, mature shrubs and trees, two sheds and a Bar/Office.

BAR / OFFICE

12' 5" x 6' 1" (3.81m x 1.86m) With window and door to the side aspect, power and lighting.

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.

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Move with Us and Sills & 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 Sills & 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.

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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

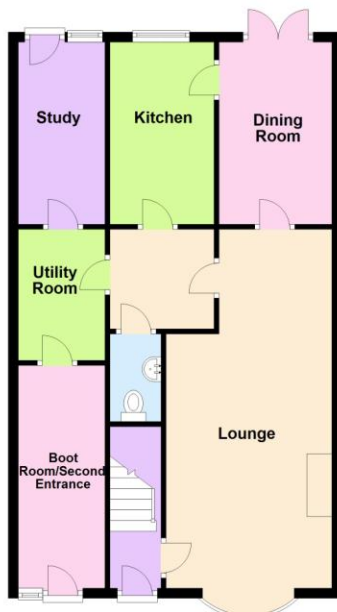
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given that:

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 whatsoever 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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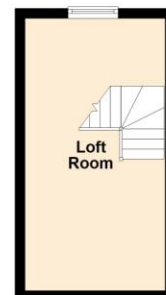
Ground Floor



First Floor



Second Floor



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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.

