



## 6a Montaigne Close

Lincoln, LN2 4RS

**£260,000**

A modern three bedroomed detached family home positioned in this prime location in Uphill Lincoln, within the popular area of Glebe Park. The property has been individually designed and offers a high specification finish. The property features a wonderful open plan living space to the rear of the property with bi-fold doors into the rear garden and a fantastic fitted kitchen with a range on integral appliances. In more detail the property has living accommodation to briefly comprise of Entrance, Ground Floor WC, modern fitted Kitchen, Open Plan Living Dining Area and First Floor Landing giving access to three Bedrooms and luxury Family Bathroom. Viewing of the property is highly recommended to appreciate the modern high spec living accommodation on offer.



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### SERVICES

All mains services available. Gas central heating.

### EPC RATING – B.

**TENURE** - Freehold.

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

### DIRECTIONS

Heading out of Lincoln along Wragby Road, turn left onto Wolsey Way and left again onto Montaigne Close 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

With UPVC door to the front aspect, wooden laminate flooring and doors to the WC and kitchen.

## WC

With UPVC window to the front aspect, WC, wash hand basin and radiator.

## KITCHEN

18' 4" x 11' 7" (5.60m x 3.55m) , with UPVC window to the front aspect, wooden laminate flooring, fitted with a range of bespoke modern wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, electric oven, four ring electric hob with extraction above, integral dishwasher, integral fridge freezer, integral washing machine and dryer, LED spotlights, radiators and stairs to the first floor landing.

## OPEN PLAN LIVING DINING ROOM

25' 4" x 18' 5" (7.73m x 5.62m) , with wooden laminate flooring, bi-fold doors to the rear aspect, UPVC windows to the side aspect, Velux windows, UPVC door to the side aspect and LED spotlights.

## FIRST FLOOR LANDING

With UPVC window to the side aspect, doors to the three bedrooms and bathroom, storage cupboard, radiator and access to the roof void which is boarded out.



## BEDROOM 1

8' 10" x 14' 11" (2.71m x 4.56m) , with two UPVC windows to the front aspect, LED spotlights and radiator.

## BEDROOM 2

8' 6" x 9' 2" (2.61m x 2.80m) , with UPVC window to the rear aspect, LED spotlights and radiator.

## BEDROOM 3

9' 7" x 5' 4" (2.93m x 1.65m) , with UPVC window to the rear aspect, LED spotlights and radiator.



## FAMILY BATHROOM

9' 2" x 6' 2" (2.81m x 1.89m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin and chrome towel radiator.

## OUTSIDE

To the front of the property there is a blocked paved driveway providing off road parking. To the rear of the property there is a blocked paved seating area, lawned garden, flowerbeds and shed.





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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.

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**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**

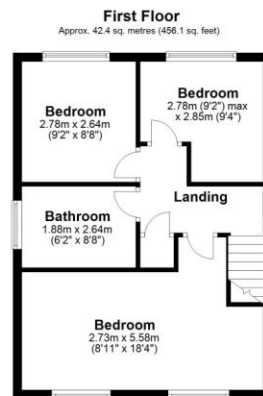
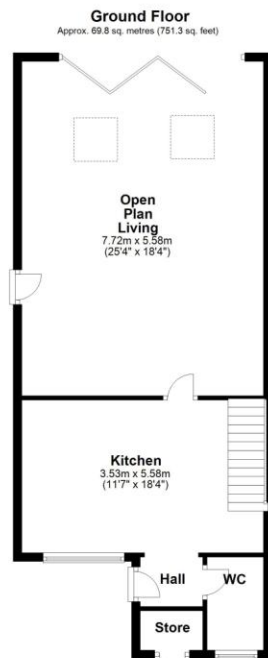
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Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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