



## 3 Arras Close

Lincoln, LN1 3UE

**£179,950**

This is a three bedroomed semi- detached house located in a popular uphill location, just off Burton Road. The property has internal accommodation, which has been greatly improved by the current owner, to comprise of Entrance Hall, newly fitted Kitchen, Side Entrance, Lounge, Conservatory and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside there is a lawned garden and driveway to front providing off road parking and giving access to the Integral Garage. There is a further lawned garden to the rear. The property further benefits from having partial newly fitted uPVC double glazed windows and a newly fitted gas central heating boiler.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**TENURE - Freehold.**

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

**DIRECTIONS**

Heading out of Lincoln along Yarborough Road, at the Burton Road roundabout turn left on to the B1398 Burton Road and proceed along, turning right on to Dunkirk Road, right again on to Mons Road and then left on to Arras 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 HALL**

With uPVC window and door to the front aspect, radiator, wooden laminate flooring, doors leading to the Lounge and Kitchen and stairs to the First Floor Landing with storage below.

#### **LOUNGE**

19' 10" x 11' 0" (6.06m x 3.36m) With uPVC window to the front aspect, radiator and uPVC sliding doors to the Conservatory.

#### **CONSERVATORY**

19' 1" x 9' 2" (5.83m x 2.81m) With uPVC windows and double doors to the rear garden, uPVC door to the side aspect and radiator.



#### **KITCHEN**

10' 9" x 11' 4" (3.30m x 3.47m) With uPVC window to the Conservatory, uPVC door to the Side Entrance, glass panelled door to the Entrance Hall, wooden laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor fan over, integral fridge, freezer and dishwasher, space for an automatic washing machine and feature vertical radiator.

#### **SIDE ENTRANCE**

4' 1" x 20' 10" (1.25m x 6.36m) With uPVC doors to the front and rear aspects and doors to the Kitchen and Integral Garage.



#### **FIRST FLOOR LANDING**

With window to the side aspect, access to roof void and doors leading to three Bedrooms, Family Bathroom and airing cupboard housing the gas central heating boiler.

#### **BEDROOM 1**

11' 10" x 11' 1" (3.63m x 3.40m) With uPVC window to the rear aspect and radiator.

#### **BEDROOM 2**

10' 11" x 8' 8" (3.33m x 2.66m) With uPVC window to the rear aspect, radiator and fitted wardrobe.

#### **BEDROOM 3**

8' 3" x 8' 5" (2.53m x 2.57m) With uPVC window to the front aspect and radiator.

#### **FAMILY BATHROOM**

8' 7" x 5' 6" (2.64m x 1.68m) With uPVC window to the front aspect, suite to comprise of bath with shower over, WC and wash hand basin in vanity cupboard, LED lighting and chrome towel radiator.





## INTEGRAL GARAGE

20' 4" x 7' 11" (6.20m x 2.42m) With uPVC window to the rear aspect, up and over door to the front aspect, door to the Side Entrance, power and lighting.

## OUTSIDE

To the front of the property there is a lawned garden with a gated driveway to the side providing off road parking and giving access to the Integral Garage. To the rear of the property there is a walled lawned garden, paved seating area and flower beds.

### 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 - HOW WE MAY REFER YOU TO

Move with Us and Sell and Better together 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 Sell & Better together 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 HomeBuyer 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 guides 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Approximate net internal area: 1143.24 ft<sup>2</sup> (1309.66 ft<sup>2</sup>) / 106.21 m<sup>2</sup> (121.67 m<sup>2</sup>)  
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.



Powered by Giraffe360

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.

