



4 Broadway

Lincoln, LN2 1SH

£275,000

A three bedroomed detached family home positioned in this prime Uphill location just off Nettleham Road. The property has internal accommodation comprising of Inner Hallway, Lounge, Kitchen Diner, WC, Rear Entrance, Conservatory and First Floor Landing giving access to three Bedrooms and Bathroom. Outside there is a garden, driveway and Integral Garage to the front and a lawned garden with a patio seating area to the rear. The property has the added benefit of gas central heating and UPVC double glazing and is being sold with No Onward Chain.






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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

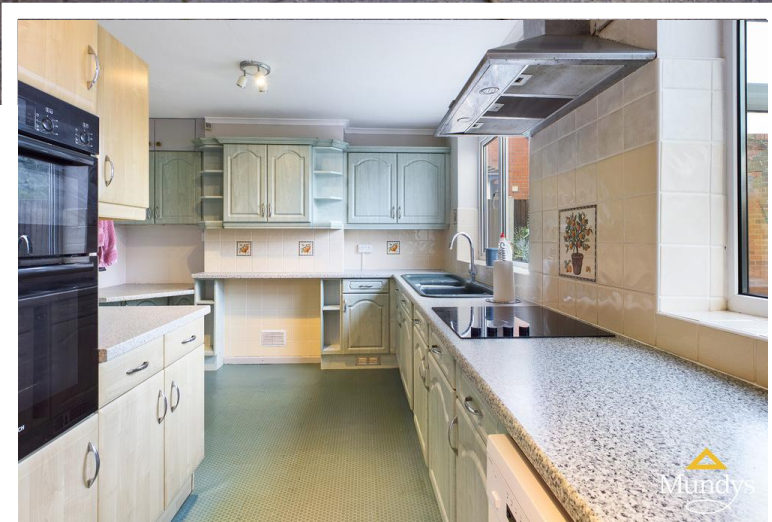
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Nettleham Road, turn left onto Broadway and 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.




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ACCOMMODATION

INNER HALLWAY

With door to the front aspect, radiator, stairs to the first floor landing with under stairs storage area and doors to kitchen and lounge.

KITCHEN

16' 6" x 11' 1" (5.03m x 3.40m) , with UPVC windows overlooking the rear garden, doors to WC and conservatory, fitted with a range of base units and drawers with work surfaces over, double sink unit and drainer with mixer tap above, integral double oven and grill, four ring hob with extraction above, wall mounted cupboards with complementary tiling below, spaces for dishwasher and fridge freezer and radiator.

WC

With window to the side aspect, WC, electric heater and cupboard.

CONSERVATORY

10' 7" x 12' 9" (3.24m x 3.90m) , with UPVC windows and double doors to the rear aspect, UPVC door to the side aspect, power, lighting and space for automatic washing machine.

LOUNGE

18' 2" x 12' 1" (5.55m x 3.70m) , with walk-in UPVC bay window to the front aspect, radiator and fitted cupboards.

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

BEDROOM 1

11' 6" x 12' 0" (3.51m x 3.67m) , with UPVC window to the front aspect, radiator and fitted cupboard.

BEDROOM 2

12' 1" x 10' 8" (3.69m x 3.26m) , with UPVC window to the rear aspect, radiator and fitted cupboard.

BEDROOM 3

8' 1" x 7' 4" (2.47m x 2.25m) , with UPVC window to the front aspect and radiator.

FAMILY BATHROOM

7' 1" x 8' 10" (2.17m x 2.70m) , with UPVC window to the rear aspect, tiled flooring, partly tiled walls, suite to comprise of walk-in bath, shower, WC and wash hand basin, cupboard and a chrome towel radiator.





OUTSIDE

To the front of the property there is a gated driveway providing off road parking and giving access to the garage, gravel beds and mature shrubs and trees. To the rear of the property there is a paved seating area, steps down to a lawned garden with mature shrubs, trees and a shed.

INTEGRAL GARAGE

16' 5" x 7' 11" (5.01m x 2.42m) , with up and over door to the front aspect, window to the rear aspect, power, lighting and wall mounted gas fired central heating boiler.

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.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us 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 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.

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 fee of 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

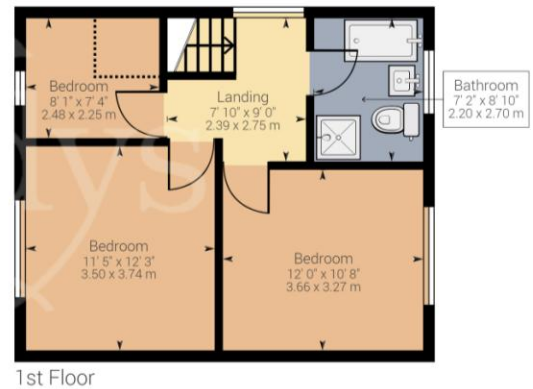
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 the vendors (Lessors) for whom they act as Agents and not for Mundys.

- 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.
- 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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Approximate net internal area: 1051.23 ft² / 97.67 m²

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.



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