



## 16 Huntlea Avenue

Lincoln, LN6 7XB

**£275,000**

This is a great example of a bay fronted, three bedroomed detached family home located to the South of Lincoln, just off Boultham Park Road. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, bay fronted Lounge, Kitchen/Breakfast Room, Utility Room, WC and First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is lawned garden to the front with a driveway to the side providing off road parking. There is secure gated access to the side of the property providing further off road parking if required and giving access to the Detached Garage and lawned rear garden. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C (Lincoln City Council).

**TENURE** - Freehold.

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

**DIRECTIONS**

Head South out of Lincoln along Tritton Road and turn left on to Dixon Street. At the traffic lights turn right on to Boultham Park Road, proceed along and turn right again on to Huntlea Avenue where 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 University.



#### **ENTRANCE PORCH**

With door and side windows to the Inner Hallway.

#### **INNER HALLWAY**

With stairs to the First Floor Landing and doors leading to the Lounge and Kitchen/Breakfast Room.

#### **LOUNGE**

14' 2" x 12' 9" (4.33m x 3.90m) With uPVC bay window to the front aspect, log burner with tiled hearth and wooden surround, parquet wooden flooring and radiators.

#### **KITCHEN/BREAKFAST ROOM**

9' 7" x 19' 7" (2.93m x 5.98m) With door to the WC, window the side aspect, doorway leading to the Utility Room, double uPVC doors to the rear garden, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over, spaces for a dishwasher and fridge and radiator.

#### **WC**

With WC and wash hand basin.

#### **UTILITY ROOM**

7' 1" x 8' 5" (2.18m x 2.58m) With uPVC windows and doors to the rear garden, parquet wooden flooring, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink and drainer, wall mounted gas fired central heating boiler and spaces for a fridge and washing machine.

#### **FIRST FLOOR LANDING**

With window to the side aspect and doors leading to three Bedrooms and Family Bathroom.

#### **BEDROOM 1**

11' 5" x 11' 3" (3.48m x 3.440m) With uPVC bay window to the front aspect and radiator.

#### **BEDROOM 2**

12' 7" x 10' 6" (3.85m x 3.22m) With uPVC window to the rear and radiator.

#### **BEDROOM 3**

6' 8" x 8' 5" (2.04m x 2.57m) With uPVC window to the front aspect and radiator.

#### **BATHROOM**

6' 1" x 8' 5" (1.87m x 2.57m) With uPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and airing cupboard.

#### **OUTSIDE**

There is lawned garden to the front with a driveway to the side providing off road parking. There is secure gated access to the side of the property providing further off road parking if required and giving access to the Detached Garage and lawned rear garden with a decked seating area.

#### **GARAGE**

21' 5" x 8' 11" (6.53m x 2.74m) With up and over door to the front, power and lighting.





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**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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**

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**

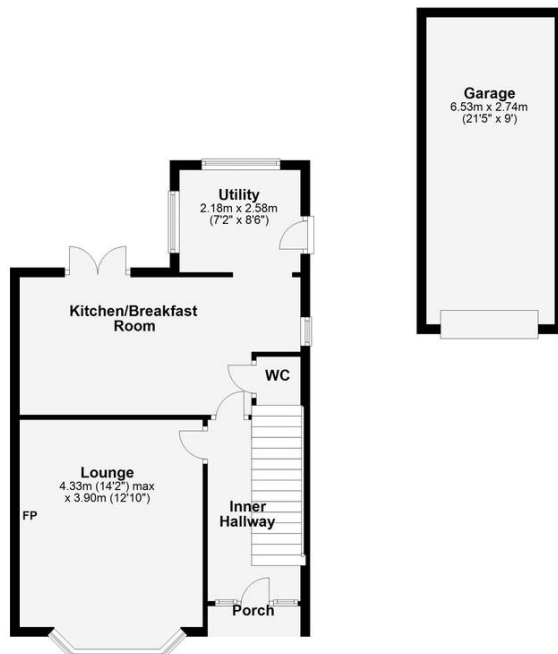
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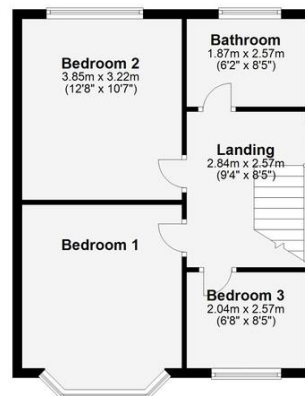
**Ground Floor**

Approx. 68.8 sq. metres (740.4 sq. feet)



**First Floor**

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 112.3 sq. metres (1209.3 sq. feet)

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

Mundys 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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