



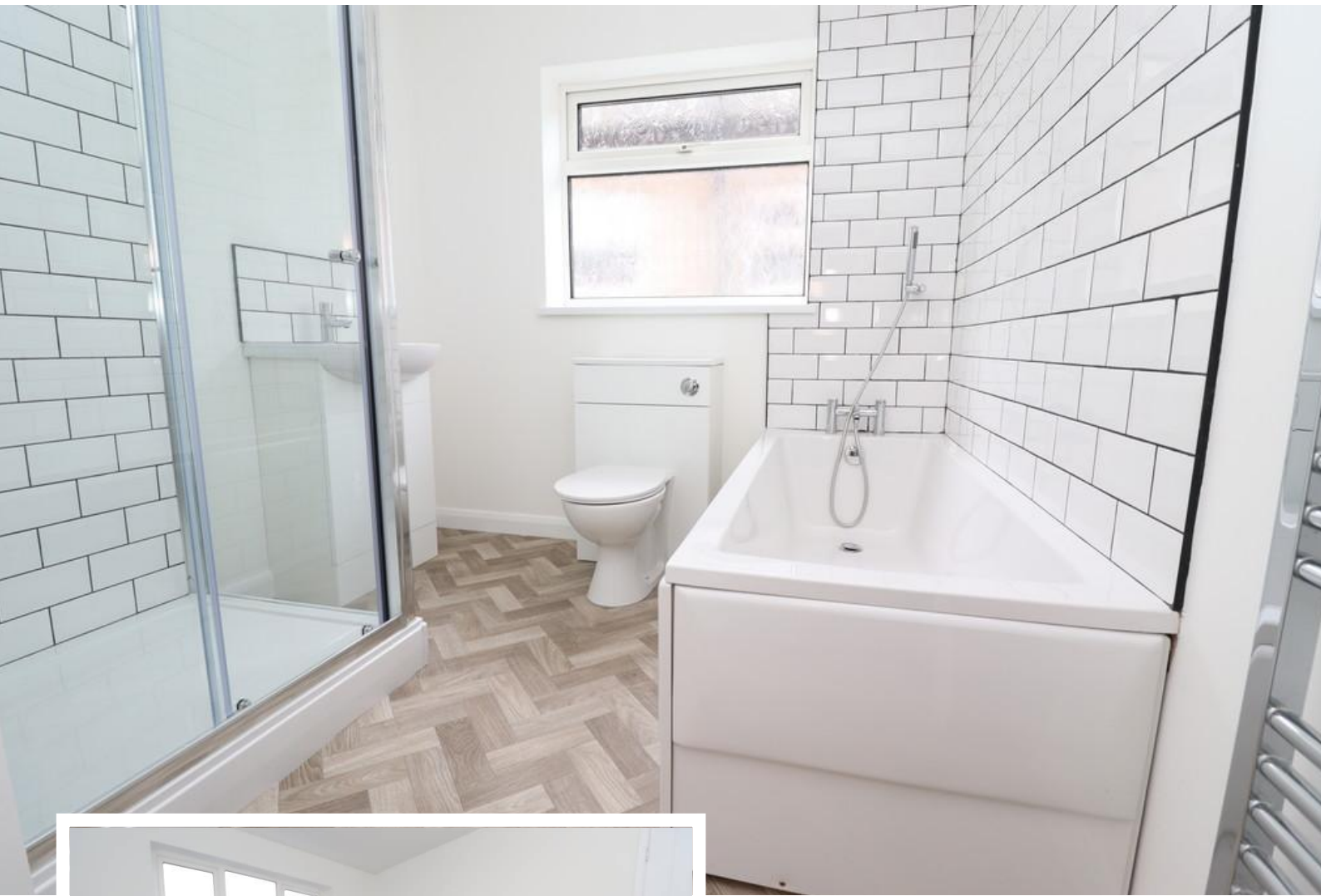
116 Western Avenue

Lincoln, LN6 7SZ

£310,000

A larger than average three bedroom detached family bungalow positioned in this prime location to the centre of Lincoln. The property has accommodation to comprise of Hallway, Cloakroom/WC, bay-fronted Lounge, Dining Room, Breakfast Kitchen, Utility Room, three well-appointed Bedrooms and a newly fitted 4 Piece Family Bathroom. Outside the property is approached by a larger than average Driveway providing off-street parking for vehicles and giving vehicular access to the Single Garage. To the rear of the property there is a lawned garden with flowerbeds. This property has been partially refurbished and benefits from No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



HALL

With UPVC door to the front aspect, doors leading to the Lounge, Breakfast Kitchen, three Bedrooms and a Bathroom, access to the airing cupboard, access to the roof void and radiator.

LOUNGE

11' 10" x 19' 10" (3.61m x 6.06m), with UPVC bay window to the front aspect, UPVC window to the front aspect with radiators below, fireplace and door/archway leading to the Dining Room.

DINING ROOM

11' 10" x 9' 7" (3.63m x 2.93m), with UPVC sliding doors to the rear aspect, radiator and door to the Kitchen/Breakfast Room.



KITCHEN/BREAKFAST ROOM

11' 10" x 9' 9" (3.63m x 2.99m), with UPVC window to the rear aspect, fitted with base units and drawers with work surfaces over, radiator, breakfast bar, tiled flooring, spaces for a cooker and fridge, stainless steel sink and drainer and wall-mounted cupboards with complementary tiling below.

UTILITY ROOM

8' 8" x 6' 8" (2.66m x 2.04m), with UPVC window and door to the Rear Garden, tiled flooring, wall-mounted gas central heating boiler, base unit with work surface over, stainless steel sink and drainer and space for an automatic washing machine.



BEDROOM 1

11' 2" x 14' 8" (3.41m x 4.48m), with UPVC window to the front aspect and radiator.

BEDROOM 2

12' 0" x 9' 10" (3.66m x 3.02m), with UPVC window to the rear aspect and radiator.

BEDROOM 3

11' 10" x 9' 0" (3.63m x 2.75m), with UPVC window to the rear aspect and radiator.

WC

4' 0" x 5' 7" (1.24m x 1.72m), with UPVC window to the front aspect, suite to comprise of WC and wash hand basin in a vanity unit, tiled splashbacks and radiator.



BATHROOM

7' 8" x 9' 10" (2.35m x 3.00m), with UPVC window to the side aspect, refitted suite to comprise of bath with shower attachment, separate shower, WC and wash hand basin in a vanity unit, tiled splashbacks, and chrome towel radiator.

OUTSIDE

To the front of the property there is a concrete Driveway providing off-street parking for multiple vehicles and giving vehicular access to the Garage and a lawned garden. To the rear of the property there is a paved seating area, brick walling, raised flowerbeds, lawned garden, tree, a pond and a water feature.



GARAGE

10' 0" x 17' 11" (3.06m x 5.47m), with up and over door to the front aspect, window 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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson Gray 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.

CMH 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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

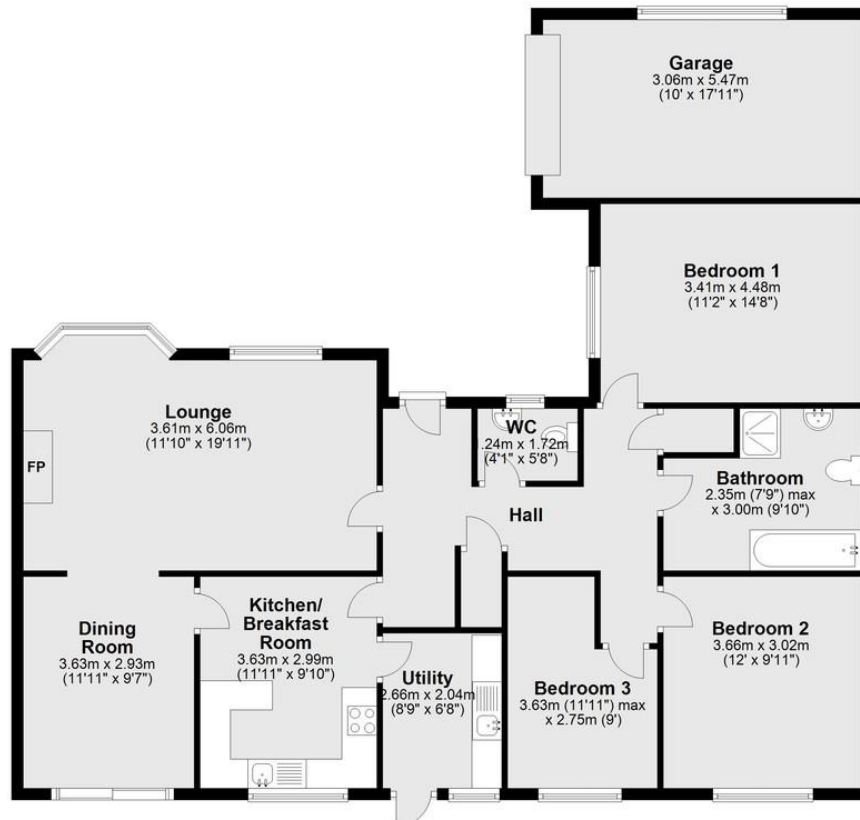
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 130.9 sq. metres (1408.5 sq. feet)



Total area: approx. 130.9 sq. metres (1408.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

