



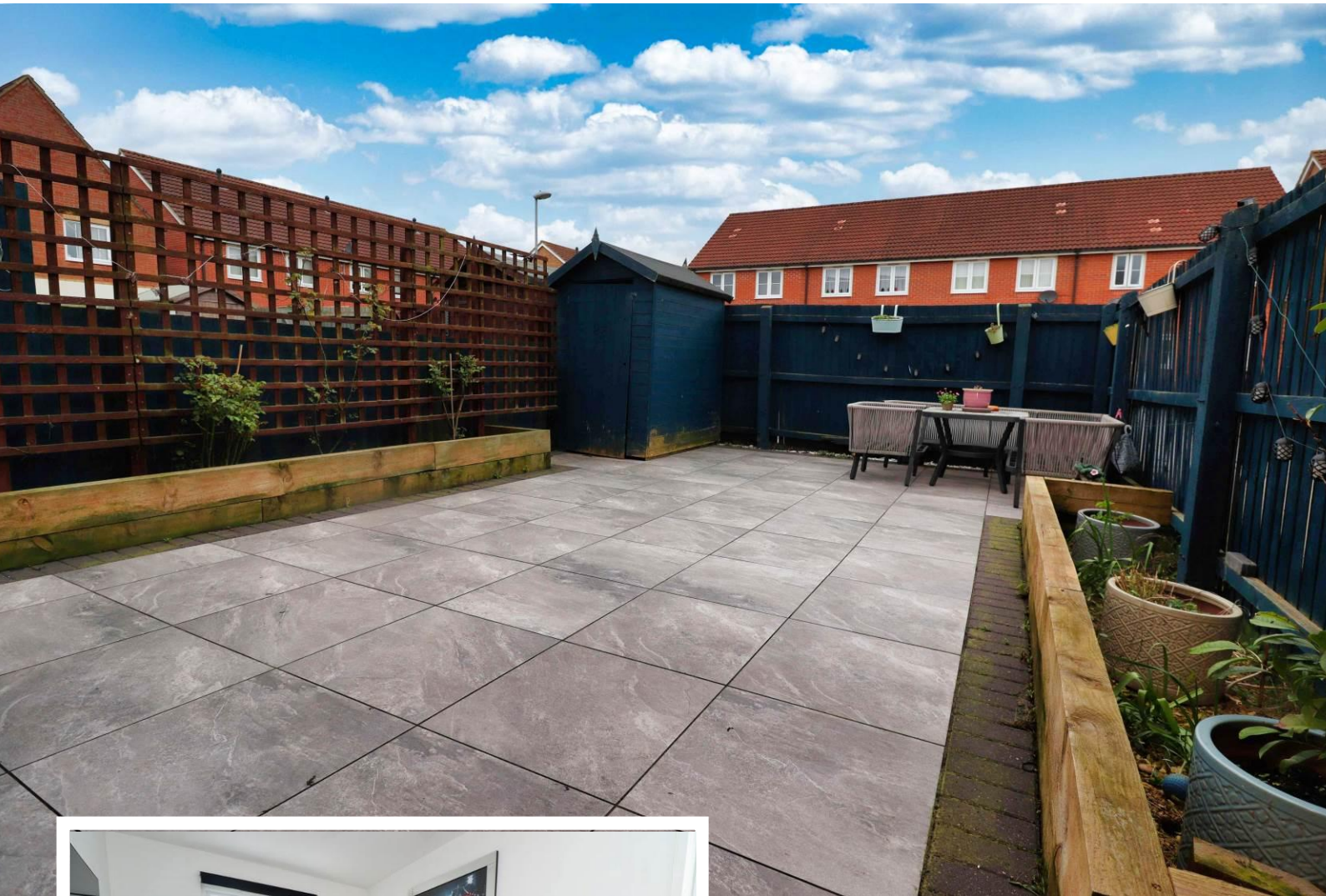
44 Pavillion Gardens

Lincoln, LN6 8BD

£209,000

A modern and spacious three bedroom end terraced house to the South of the Cathedral City of Lincoln, close to the border with North Hykeham. The property has living accommodation comprising of Hall, Cloakroom/WC, fitted Kitchen, Lounge Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a landscaped rear garden and two allocated parking spaces. Viewing of this property is a must to appreciate the well-proportioned accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property sits on the border of Lincoln and North Hykeham. 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. The popular residential area of North Hykeham is located South West of Lincoln, with a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 Bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

SERVICE CHARGE

Annual Service Charge Amount - £112.49 per annum



All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

HALL With staircase to the First Floor, laminate flooring and radiator.

CLOAKROOM/WC With close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

KITCHEN 12' 1" x 8' 10" (3.69m x 2.71m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan, tiled splashbacks, spaces for a fridge freezer, dishwasher and washing machine, radiator and double glazed window to the front aspect.



LOUNGE/DINER 16' 8" x 14' 7" (5.09m x 4.45m), with double glazed French doors to the rear garden, storage cupboard, ceiling fan, laminate flooring and two radiators.

FIRST FLOOR LANDING With loft access point with pull down ladder and access to the boarded loft space and storage cupboards.

BEDROOM 1 14' 2" x 8' 9" (4.33m x 2.68m), with two double glazed windows to the rear and side aspects, ceiling fan and radiator.

BEDROOM 2 12' 6" x 8' 10" (3.82m x 2.71m), with double glazed window to the front aspect and radiator.

BEDROOM 3 8' 0" x 7' 11" (2.46m x 2.43m), with double glazed window to the rear aspect and radiator.



BATHROOM Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled flooring, tiled splashbacks, radiator and double glazed window to the front aspect.

OUTSIDE The property has an enclosed rear garden which is landscaped for low maintenance with side borders and a shed. There are also are two allocated parking spaces.

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

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use the 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 them 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 them 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.

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 own use and the vendors (Lessors) for whom they act as Agents given notice that:

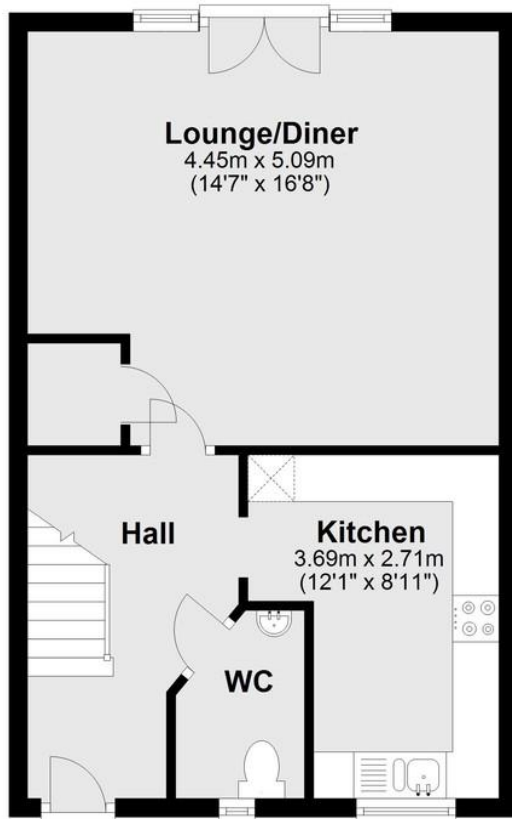
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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.



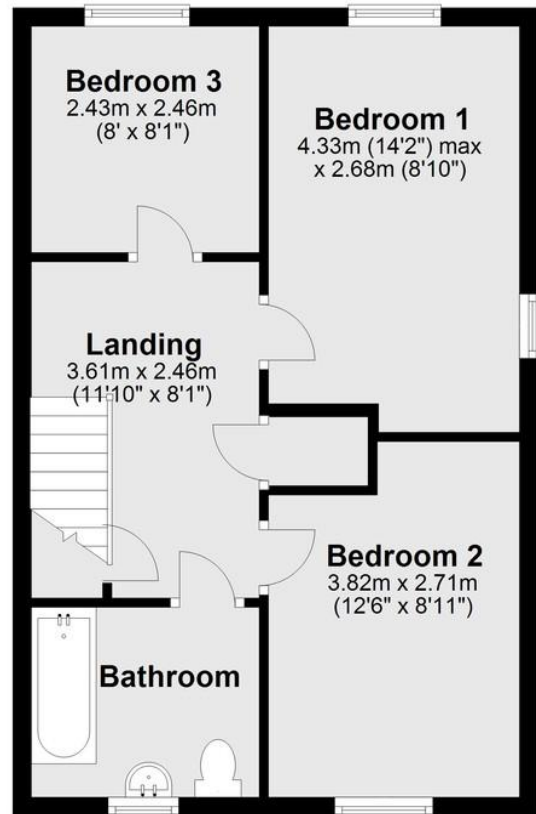
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 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.

