



5 Farrington Crescent

Lincoln, LN6 0YG

£460,000

A spacious and modernised four bedroom detached home in the ever desirable Forrest Park Area to the South of the Cathedral City of Lincoln. The property offers versatile and immaculate living accommodation to briefly comprise of Porch, Hall, modern fitted Kitchen, Dining Room, Conservatory, three Ground Floor Bedrooms and Bathroom. To the First Floor there is a large Lounge with access to the wrap-around Balcony providing fantastic lake views and a Master Bedroom with a Luxury four piece En-suite Bathroom and Walk-in Wardrobe. Outside there is a long driveway and an established front garden setting the house back from the street and a double garage. To the rear there is a large and private garden. Viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

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.





PORCH
With tiled flooring.

HALL
20' 9" x 6' 11" (6.34m x 2.13m) With staircase to the first floor, radiator and wooden flooring.

DINING ROOM
11' 3" x 10' 4" (3.43m x 3.17m) With double glazed window to the front aspect, wooden flooring and radiator.

KITCHEN
15' 10" x 11' 4" (4.85m x 3.47m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic 1½ bowl sink unit with side drainer and mixer tap over, tiled splashbacks, eye level electric oven, electric hob with extractor fan over, spaces for fridge, washing machine and dishwasher, tiled flooring, radiator and double glazed window to the rear aspect.



CONSERVATORY
17' 5" x 7' 2" (5.33m x 2.20m) With double glazed windows to the side and rear aspects, double glazed French doors to the rear aspect, tiled flooring, radiator and personal door to the garage.

BEDROOM 2
13' 10" x 11' 4" (4.24m x 3.46m) With double glazed window to the rear aspect, range of fitted wardrobes and radiator.

BEDROOM 3
10' 2" x 9' 11" (3.12m x 3.04m) With double glazed window to the front aspect and radiator.



STUDY/BEDROOM 4
10' 0" x 7' 10" (3.07m x 2.41m) With double glazed windows to the front aspect, laminate flooring and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

LOUNGE
21' 5" x 17' 5" (6.54m x 5.31m) With two double glazed windows to the front aspect, double glazed French doors to the balcony, three radiators and decorative feature fireplace.



BEDROOM 1
15' 10" x 11' 5" (4.85m x 3.48m) With double glazed window to the rear aspect, radiator and access to the en-suite and walk-in wardrobe.

EN-SUITE BATHROOM
Fitted with a luxury four piece suite comprising of freestanding roll top bath, shower cubicle, high level WC and pedestal wash hand basin, tiled walls, tiled flooring, towel radiator, spotlights, double glazed window to the side aspect and loft access point.



WALK-IN WARDROBE

5' 8" x 5' 8" (1.75m x 1.73 m) With laminate flooring, lighting, hanging spaces and access to eaves storage.

OUTSIDE

To the front of the property there is a large garden, setting the property back from the road, laid mainly to lawn with mature shrubs, flowerbeds and a driveway providing off road parking for multiple vehicles and giving access to the garage. To the rear there is a well-maintained landscaped garden with patio seating areas, mature trees, shrubs, flowerbeds and a summer house. The first floor offers a wrap around balcony with views over the lakes.

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

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Sills & Betteridge, 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 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.

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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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. 123.0 sq. metres (1323.6 sq. feet)



First Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



Total area: approx. 190.5 sq. metres (2050.6 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 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.

