



26 Eleanor Close

Lincoln, LN5 8PG

£399,950

A detached four bedroomed family home located to the south of Lincoln and within walking distance to the popular Priory Academy LSST School. The property has internal accommodation to comprise of Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, WC, further Reception Room/Study and a First Floor Landing leading to four well-appointed Bedrooms, Jack and Jill En-suite Shower Room to Bedrooms 1 and 4 and Family Bathroom. Outside there is a garden to the front with a driveway providing off road parking for several cars and giving access to the Integral Double Garage. To the rear there is a paved seating area, lawned garden and raised planted garden with mature shrubs and trees. Viewing of this property is highly recommended to appreciate the accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

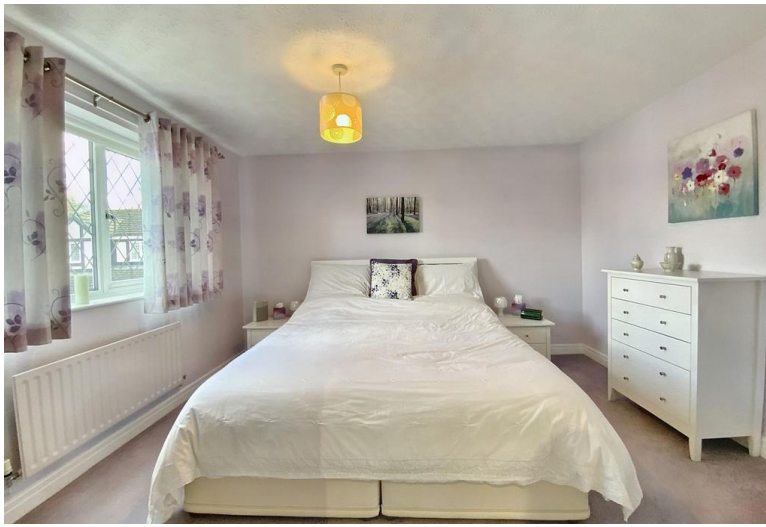
LOCAL AUTHORITY - Lincoln City Council.

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.



ACCOMMODATION

ENTRANCE HALLWAY

With wooden door and leaded glass panelled window to the front aspect, radiator, stairs to the first floor landing, under stairs storage cupboard and doors to the lounge, kitchen, WC and reception room/study.

LOUNGE

11' 4" x 14' 9" (3.46m x 4.50m), with UPVC leaded window to the front aspect, log burner, radiator and double doors to the dining room.

DINING ROOM

11' 3" x 9' 10" (3.43m x 3.00m), with radiator, door to the kitchen, double doors to the lounge and sliding doors to the garden.

KITCHEN

13' 8" x 8' 7" (4.19m x 2.62m), with tiled flooring, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer with mixer tap, integral oven and grill, four ring gas hob with extractor above, spaces for a dishwasher and fridge freezer, wall mounted cupboards with complementary splashbacks, radiator and space for a breakfast table.

UTILITY ROOM

6' 10" x 4' 11" (2.10m x 1.51m), with UPVC window and door to the side aspect, fitted base unit with work surface, sink unit and drainer and spaces for a washing machine and tumble dryer.

WC

7' 0" x 3' 9" (2.14m x 1.16m), with window to the side aspect, WC, wash hand basin and radiator.

RECEPTION ROOM/STUDY

7' 0" x 6' 2" (2.14m x 1.88m), with UPVC window to the side aspect and radiator.

FIRST FLOOR LANDING

With doors to four bedrooms and bathroom.

BEDROOM 1

11' 3" x 12' 8" (3.43m x 3.87m), with UPVC window to the front aspect, radiator and door to jack and jill en-suite.

JACK & JILL EN-SUITE

6' 3" x 7' 1" (1.91m x 2.16m), with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin, radiator, fitted cupboard over the stairs and doors to bedrooms 1 and 4.





BEDROOM 2

8' 8" x 11' 4" (2.65m x 3.47m), with UPVC window to the rear aspect and radiator.

BEDROOM 3

8' 10" x 10' 11" (2.70m x 3.35m), with UPVC window to the rear aspect and radiator.

BEDROOM 4

6' 11" x 11' 1" (2.13m x 3.38m), with UPVC window to the side aspect and radiator.

BATHROOM

6' 11" x 6' 0" (2.12m x 1.84 m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, vanity cupboard, radiator and partly tiled walls.



OUTSIDE

To the front of the property there is an extensive lawned garden with flowerbeds and a driveway providing off road parking for several cars and giving access to the double garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds, shed, raised area with path leading to a viewing area with a range of mature shrubs and trees.

DOUBLE GARAGE

16' 4" x 19' 8" (4.99m x 6.00m), with two up and over doors to the front aspect, window and door to the rear 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

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, B Ridge 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.

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

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.

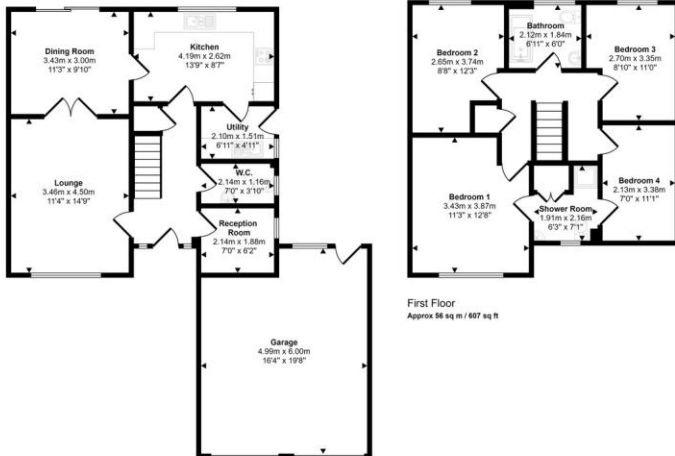
GENERAL

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 themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Approx Gross Internal Area
143 sq m / 1534 sq ft



Ground Floor
Approx 86 sq m / 927 sq ft

First Floor
Approx 56 sq m / 607 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shippy 360.

29 – 30 Silver Street
Lincoln
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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.

