



Windsor House, Main Street, Burton Lincoln, LN1 2RD

£595,000

A rare opportunity to acquire an executive home in the prestigious village of Burton to the North of the Cathedral City of Lincoln. The property has spacious and well-presented internal accommodation briefly comprising of Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Room, beautiful Sun Room and a First Floor Landing leading to three double Bedrooms, Master having Dressing Area and En-suite Shower Room and a newly fitted Family Bathroom. The property sits in generous and private wraparound gardens, with driveway for off street parking and detached double garage. Viewing of this home is essential to appreciate all it has to offer.



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SERVICES

Mains electricity, water and drainage. Oil Central Heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Burton is a small village situated approximately 2 miles north of the city of Lincoln. 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.



DIRECTIONS

Head out of Lincoln on Burton Road. At the traffic lights turn left into Burton Village on Main Street. Follow the road for some time around a sharp bend right and then left, where Windsor House can be located immediately on the right hand side.

ACCOMMODATION

HALL

A welcoming entrance hall with staircase to first floor, tiled flooring and radiator.

CLOAKROOM/WC

6' 5" x 5' 10" (1.98m x 1.79m) With close coupled WC, pedestal wash hand basin, tiled flooring, part tiled walls, understairs storage cupboard, radiator and double glazed window to the rear aspect.

LOUNGE

16' 3" x 12' 10" (4.96m x 3.92m) With double glazed bay window to the front aspect, two double glazed windows to the side aspect, double glazed sliding patio door to the rear garden, electric fire set within a feature fire surround and two radiators.

DINING ROOM

16' 3" x 10' 1" (4.97m x 3.08m) With double glazed French doors to the sun room and radiator.



SUN ROOM

16' 2 (max)" x 12' 5" (4.93m x 3.80m) A fantastic addition recently constructed by local reputable firm James Oliver Conservatories. With double glazed windows to all aspects, double glazed French doors to the front gardens, tiled flooring, spotlights and ceiling fan.



KITCHEN/BREAKFAST ROOM

16' 3" x 9' 0" (4.97m x 2.75m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, Neff electric oven, AEG induction hob with extractor fan over, integrated dishwasher, radiator and double glazed windows to the front and rear aspects.

UTILITY ROOM

12' 9" x 8' 5" (3.91m x 2.58m) With spaces for washing machine and tumble dryer, oil fired central heating boiler, stainless steel sink with side drainer, tiled splashbacks, radiator, double glazed windows to the side and rear aspects and door to the garden.



FIRST FLOOR LANDING

With three double glazed windows to the front and rear aspects, airing cupboard and radiator.

BEDROOM 1



12' 10" x 9' 11" (3.92m x 3.04m) With double glazed windows to the front and side aspects and radiator.

DRESSING AREA

8' 0" x 6' 0" (2.45m x 1.83m) With fitted wardrobes with mirror fronted sliding doors, wash hand basin in a vanity unit, tiled splashbacks, spotlights and double glazed window to the rear aspect.

EN-SUITE

6' 0" x 4' 5" (1.83m x 1.37m) With shower cubicle, close coupled WC, tiled walls, towel radiator and spotlights.

BEDROOM 2

12' 9" x 10' 2" (3.91m x 3.10m) With double glazed window to the rear aspect, double wardrobe and radiator.

BEDROOM 3

9' 0" x 12' 9 (max)" (2.76m x 3.89m) With double glazed window to the rear aspect and radiator.

BATHROOM

7' 7" x 6' 1" (2.32m x 1.86m) Fitted with a modern three piece suite comprising of panelled bath, close coupled and wash hand basin in a vanity unit, storage cupboards, chrome towel radiator, tiled walls, laminate flooring and double glazed window to the front aspect.



OUTSIDE

The property is approached by a long driveway providing off street parking for multiple vehicles and giving access to the detached double garage. The property sits in a generous wraparound plot with formal lawned gardens, patio seating area, mature fruit trees, shrubs, flowerbeds and areas of wild flowers.



WEBSITE

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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 this Conveyancing Service 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.

Clearings 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 advice products. Should you decide to instruct, Mundys Financial Services 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 has been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

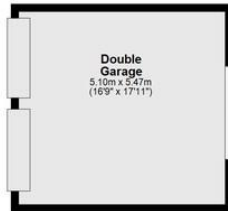
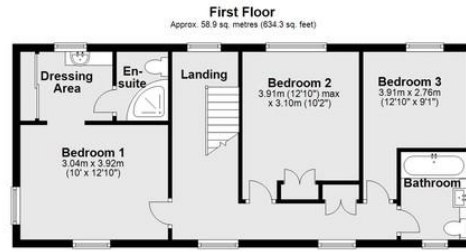
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Total area: approx. 174.1 sq. metres (1873.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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