



**The Fives, Riseholme Lane, Riseholme,
Lincoln, LN2 2LE**

£575,000

Situated on the most magnificent plot, we are proud to offer for sale this spacious and extended four bedroom detached house with gardens extending to approx. 0.57 acres (STS). The property has internal accommodation comprising of Porch, Hall, Lounge, Music Room, Dining Room, modern Kitchen, Utility Room, Boiler House, Cloakroom/WC and a First Floor Landing leading to four Double Bedrooms, Jack and Jill En-Suite Shower Room and a Family Bathroom. The property sits on grounds of over half an acre (STS) with delightful established gardens, a block paved driveway and a large garage. Viewing is essential to view all this property has to offer.





SERVICES

Mains electricity and water. Oil-fired central heating. Drainage to Septic Tank.

EPC RATING — E

COUNCIL TAX BAND — D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Riseholme is a rural village located just on the outskirts of the city of Lincoln and is within a short drive to Lincoln City Centre, Lincoln Cathedral Quarter and the Bailgate. The property is also within easy access to the A46 Bypass and the Eastern Bypass.



ACCOMMODATION

PORCH

With wood-effect flooring and double glazed window to the side aspect.

HALL

With staircase to First Floor and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled walls, wood-effect flooring and double glazed window to the front aspect.

LOUNGE

18' 5" x 11' 5" (5.62m x 3.48m), with double glazed window to the front aspect, double glazed sliding patio door to the rear aspect giving fantastic views of the garden, wall-mounted electric fire and radiator.

MUSIC ROOM

18' 6" x 10' 11" (5.64m x 3.34m), with double glazed window to the front aspect, double glazed sliding patio door to the rear garden and radiator.

DINING ROOM

15' 9" x 9' 4" (4.81m x 2.87m), with double glazed window to the rear aspect and radiator.

KITCHEN

17' 2" x 9' 4" (5.24m x 2.86m), fitted with a range of modern wall and base units with work surfaces over, spaces for a Range cooker, washing machine and fridge, stainless steel sink with twin side drainers and hot and cold taps over, tile-effect cushion flooring, tiled splashbacks, radiator and double glazed window to the rear aspect.

UTILITY ROOM

Fitted with base units with work surfaces over, spaces for a washing machine and freezer, sink with mixer tap over, tiled flooring and double glazed window to the rear aspect.

BOILER ROOM

Housing the oil-fired central heating boiler and offering further storage.

LOBBY

With tiled flooring, internal door to the garage and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

With two storage cupboards, radiator, loft access point and double glazed window to the front aspect.





BEDROOM 1

15' 10" x 11' 1" (4.85m x 3.38m), with a range of fitted bedroom furniture including wardrobes, dressing table, drawers and bedside tables, wash hand basin, radiator and double glazed window to the rear aspect.

BEDROOM 2

23' 5 (max)" x 9' 1" (7.14m x 2.79m), with two double glazed windows to the front aspect and two radiators.

JACK AND JILL EN-SUITE

With walk-in shower cubicle, wash hand basin and tiled walls.



BEDROOM 3

21' 9" x 9' 4" (6.65m x 2.85m), with two double glazed windows to the rear aspect and radiator.

BEDROOM 4

14' 8" x 9' 5" (4.49m x 2.88m), with double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity unit, tiled walls, tiled flooring, spotlights, chrome towel radiator and double glazed window to the front aspect.



OUTSIDE

The property sits in a private position behind mature hedging with a block paved driveway providing off-street parking for multiple vehicles and access to the garage. The front garden is laid mainly to lawn with established flowerbeds and mature shrubs. To the rear of the property there is a large, enclosed and private rear garden.

WEBSITE

Our detailed website show 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, 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.

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

- None of the services or equipment have been checked or tested.
- 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:

- 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
- 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 as not verified.

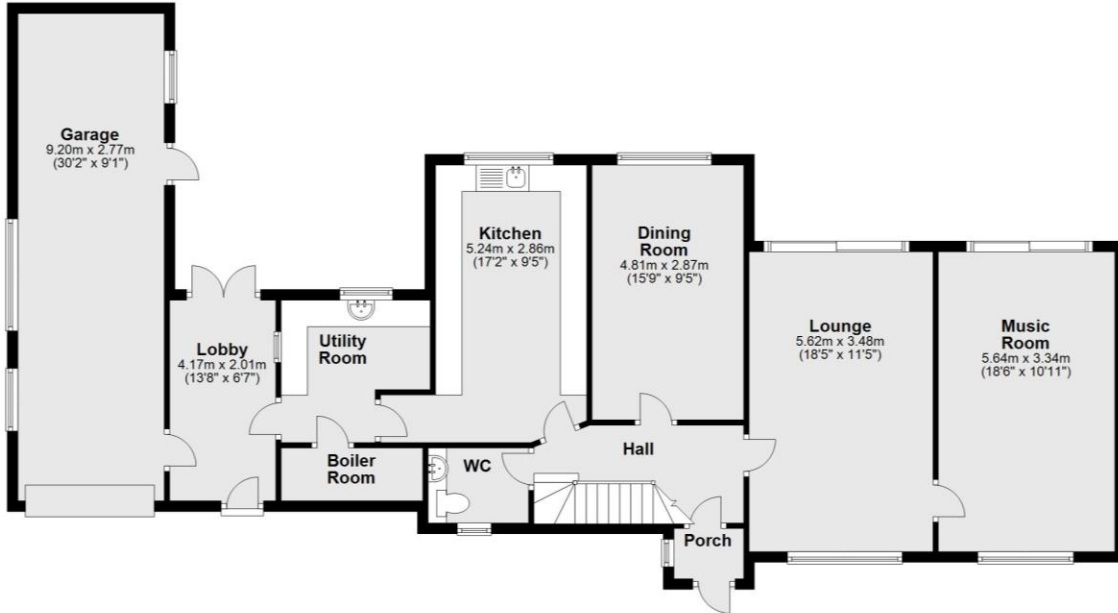
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Ground Floor

Approx. 125.9 sq. metres (1355.6 sq. feet)



First Floor

Approx. 81.2 sq. metres (874.4 sq. feet)



Total area: approx. 207.2 sq. metres (2230.0 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.