



6 Leland Close

Lincoln, LN2 4WF

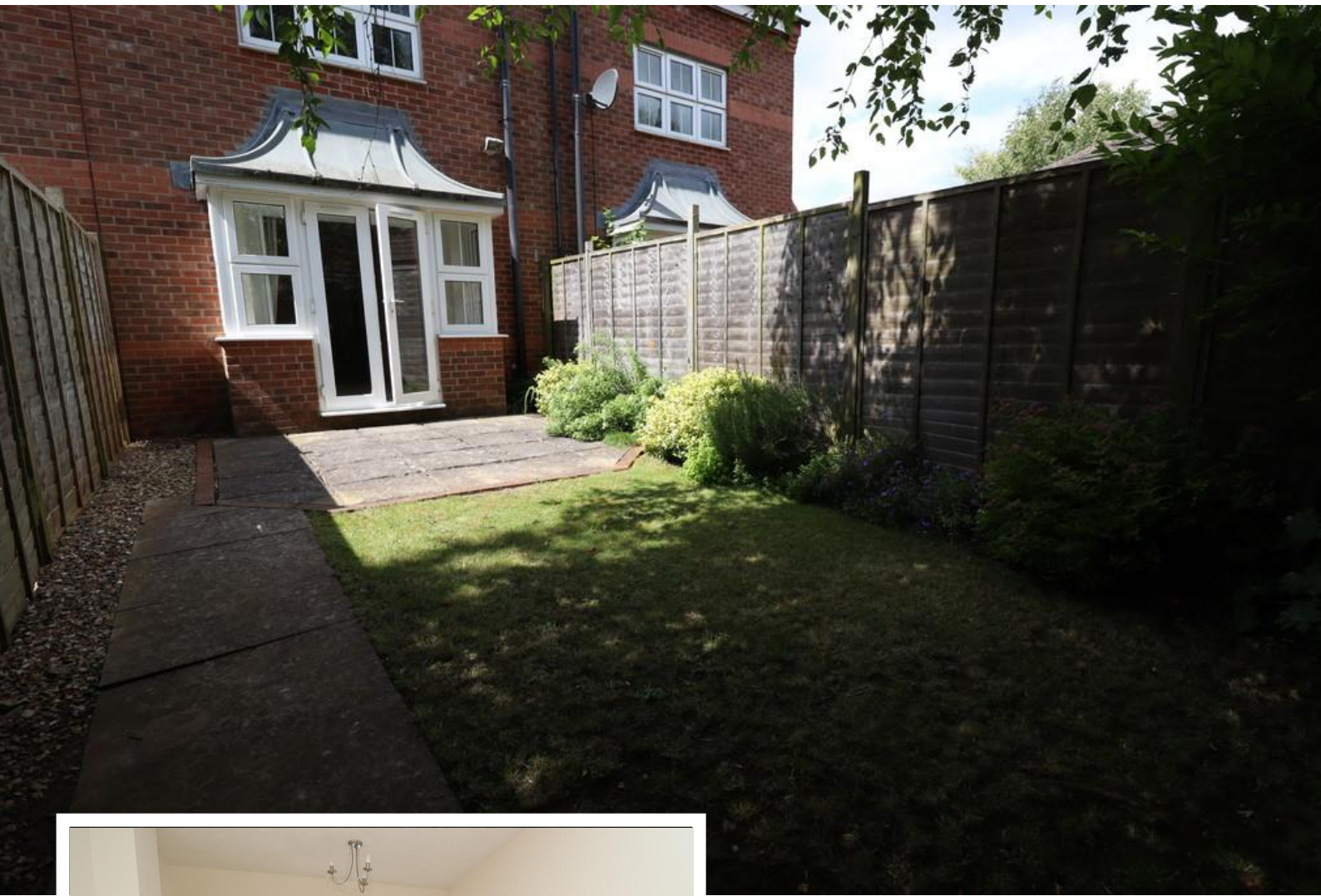


Book a Viewing!

£215,000

Situated on the popular Carlton Boulevard estate to the North of the Cathedral City of Lincoln, a modern three bedroom three storey town house with spacious accommodation comprising of Hall, Cloakroom/WC, fitted Kitchen, Lounge Diner, First Floor Landing leading to two Bedrooms with fitted wardrobes and a Family Bathroom and Second Floor Landing leading to a Master Bedroom with En-Suite Shower Room. The property has front and rear Gardens, a parking space and a single Garage in a block. Viewing is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B.

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.



HALL

With staircase to the first floor.

CLOAKROOM/WC

Fitted with a close coupled WC and pedestal wash hand basin, tiled splashbacks and radiator.

KITCHEN

10' 1" x 6' 4" (3.09m x 1.94m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan, spaces for fridge freezer and washing machine, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE/DINER

17' 7" x 12' 11" (5.36m x 3.96m) With double glazed bay window with French doors to the rear Garden, two radiators and understairs storage cupboard.

FIRST FLOOR LANDING

With staircase to the second floor and radiator.

BEDROOM 2

13' 7" x 9' 8" (4.15m x 2.97m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 3

13' 6" x 8' 8" (4.13m x 2.65m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.



BATHROOM

With a three piece suite comprising of panelled bath with shower attachment, close coupled WC and pedestal wash hand basin, part tiled walls and radiator.

SECOND FLOOR LANDING

BEDROOM 1

21' 11" x 10' 0" (6.70m x 3.06m) With double glazed window to the front aspect, two radiators and airing cupboard.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and Velux window.



OUTSIDE

The property has a lawned front garden and an enclosed rear garden laid mainly to lawn with a patio seating area and mature shrubs. The property has a garage in a block and a parking space.



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.

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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

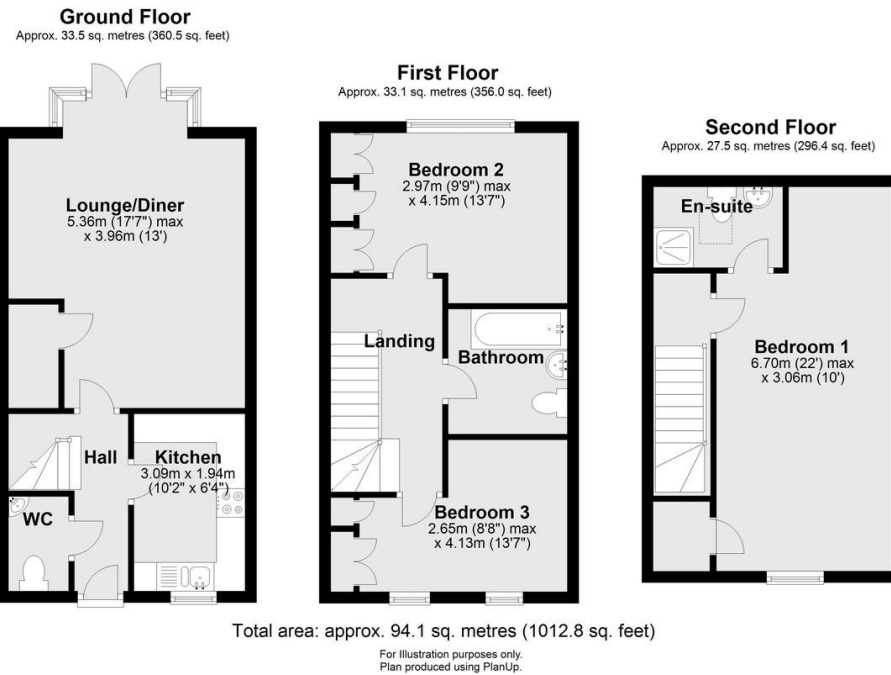
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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 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 not verified.

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