



**5 Eleanor Close**  
**Lincoln, LN5 8PG**



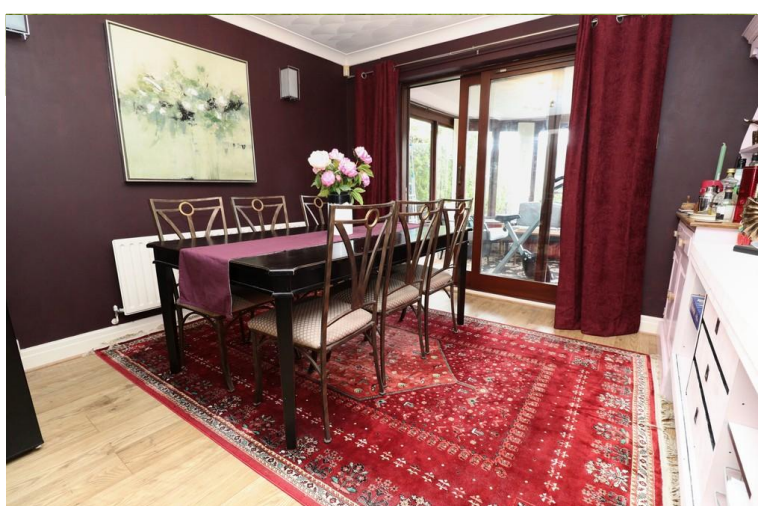
Book a Viewing!

**£435,000**

A detached family home situated in a prime development just off Cross O'Cliff Hill, in close proximity to the City Centre and within walking distance to the popular Priory Academy LSST School and easy reach of the popular village of Bracebridge Heath. The property has spacious living accommodation to comprise of Entrance Hall, Lounge, Dining Room, Conservatory, Study, Cloakroom/WC, Kitchen, Utility Room, Games Room and First Floor Landing leading to Master Bedroom with newly fitted four piece En-Suite Bathroom, three further Double Bedrooms and a Family Bathroom. Outside the property has a block paved driveway providing off-road parking and giving access to the Double Garage. There are also well-maintained and established lawned gardens to the front and rear. Viewing of the property is recommended to appreciate the spacious accommodation on offer and the position it sits within this popular City location.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C

**COUNCIL TAX BAND** – F

**LOCAL AUTHORITY** – Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Located on the popular residential development of the Links, just off Cross O'Cliff Hill, within walking distance into Lincoln City Centre via the High Street where all the usual facilities can be found. The property is close to the popular village of Bracebridge Heath providing many further amenities including shops, pharmacy, library, doctors, takeaways and public houses. The property is also a very short walking distance to the popular Priory Academy LSST schools.





## ACCOMMODATION

### ENTRANCE HALL

With staircase to the First Floor, tiled flooring and radiator.

### LOUNGE

17' 10" x 12' 9" (5.45m x 3.89m), with double glazed bay window to the front elevation, double glazed window to the side elevation, feature fireplace with marble hearth, wood-effect flooring, two radiators and wall lights.

### DINING ROOM

11' 5" x 11' 3" (3.48m x 3.43m), with double glazed sliding doors to Conservatory, wood-effect flooring and radiator.

### SUN ROOM

10' 9" x 10' 11" (3.28m x 3.33m), with double glazed windows and doors to the rear garden.

### STUDY

8' 2" x 6' 0" (2.51m x 1.83m), with double glazed window to the front elevation and radiator.

### CLOAKROOM

With low level WC, pedestal wash hand basin, tiled flooring, tiled splashbacks, spotlights and radiator.

### KITCHEN

14' 0" x 11' 5" (4.27m x 3.48m), with double glazed windows to the rear and side elevations, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1½ bowl stainless steel sink unit and drainer with mixer tap, five ring gas hob with extractor fan over, eye-level electric oven, integral dishwasher, radiator, understairs storage cupboard, wood-effect flooring, radiator and spotlights.

### UTILITY ROOM

12' 7" x 4' 7" (3.86m x 1.40m), with external door to the rear garden, base unit and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer with mixer tap, space/plumbing for washing machine, wood-effect flooring and radiator.

### GAMES ROOM

10' 5" x 8' 0" (3.20m x 2.44m), with double glazed window to the rear elevation, spotlights and radiator.

### FIRST FLOOR LANDING

With loft access point, radiator and airing cupboard.





#### BEDROOM 1

13' 0" x 11' 8" (3.97m x 3.57m), with double glazed window to the front elevation, fitted wardrobes, drawers, dressing table and bedside tables, radiator and door to En-Suite Bathroom.

#### EN-SUITE BATHROOM

9' 4" x 9' 8" (2.87m x 2.96m), with double glazed window to the side elevation, his-and-hers basins with mixer taps and storage cupboards below, shower cubicle, panelled bath with centre taps, low level WC, tiled flooring, tiled splashbacks, chrome towel radiator and spotlights.



#### BEDROOM 2

13' 0" x 10' 9" (3.97m x 2.92m), with double glazed window to the rear elevation, built-in wardrobes and radiator.

#### BEDROOM 3

12' 5" x 9' 4" (3.80m x 2.85m), with double glazed window to the front elevation, overstairs storage cupboard and radiator.

#### BEDROOM 4

12' 6" x 8' 10" (3.82m x 2.71m), with double glazed window to the rear elevation, built-in wardrobe and radiator.



#### FAMILY BATHROOM

9' 5" x 6' 1" (2.89m x 1.86m), with double glazed privacy window to the side elevation, low level WC, wash hand basin with cupboard space below, shower cubicle, panelled bath, tiled walls, spotlighting to the ceiling and radiator.

#### OUTSIDE

The property is approached via a shared driveway which gives access to the block paved driveway providing off-road parking and access to the Double Garage. To the side of driveway there is a lawned garden with paved area and gated access to the rear garden. The rear garden is enclosed and mainly laid to lawn with a patio seating area, flowerbeds with a wide range of plants, shrubs and trees.





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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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**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.

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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 as not verified.

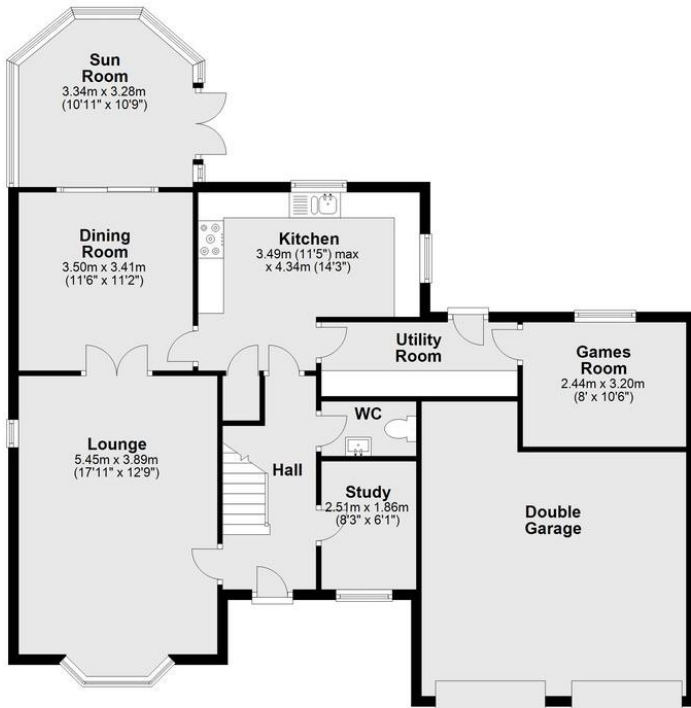
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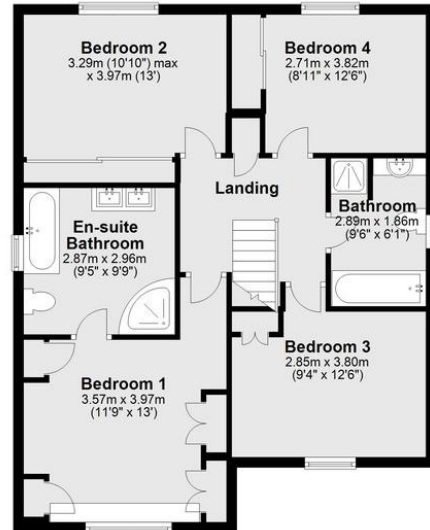
**Ground Floor**

Approx. 114.8 sq. metres (1236.1 sq. feet)



**First Floor**

Approx. 73.4 sq. metres (789.6 sq. feet)



Total area: approx. 188.2 sq. metres (2025.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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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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