



**26 Curle Avenue,  
Lincoln, LN2 4AN**



Book a Viewing!

**£585,000**

An extended four bedroom double bay fronted semi-detached house situated in this sought after Uphill location, just a short walk from the Bailgate and Cathedral Quarter and also within easy access into Lincoln City Centre. The property has well-presented accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, spacious and impressive Living Kitchen Diner and a First Floor Landing leading to four Bedrooms, Master with En-Suite Cloakroom/Dressing Room, En-Suite Shower Room to Bedroom 2 and luxury four piece Family Bathroom. Outside there is a front garden, driveway, single garage and generous rear garden. Viewing of this beautiful family home is highly recommended. NO CHAIN.



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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

### HALL

With staircase to the first floor, understairs storage cupboard, double glazed window to the side aspect and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled floor and splashbacks.

### LOUNGE

With double glazed bay window to the front aspect, built in twin bookcases and radiator.



### DINING ROOM

With double glazed bay window and door to the rear garden, decorative cast-iron feature fireplace and radiator.

### KITCHEN

An impressive open plan space with a stylish range of wall and base units with work surfaces over, 1½ bowl undermount sink with mixer tap over, integrated dishwasher and washing machine, space for Range cooker with extractor fan over, tiled flooring, tiled splashbacks, feature log burner, spotlights under counter, two Velux windows, two radiators and double glazed bi-fold doors to the rear garden.



### FIRST FLOOR LANDING

With loft access point and radiator.

### BEDROOM 1

With double glazed bay window to the rear aspect and radiator.

### EN-SUITE/DRESSING ROOM

With close coupled WC, wash hand basin on a vanity unit, range of fitted wardrobes, double glazed window to the rear aspect and radiator.

### BEDROOM 2

With double glazed window to the front aspect and radiator.



### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity unit, tiled flooring, tiled splashbacks, chrome towel radiator and spotlights.

### BEDROOM 3

With double glazed bay window to the front aspect and radiator.

### BEDROOM 4

With double glazed window to the front aspect and radiator.



## BATHROOM

Fitted with a four piece suite comprising of stylish freestanding bath, shower, cubicle close couple WC and wash hand basin on a vanity stand, tiled flooring, chrome towel radiator, double glazed window to the rear aspect and spotlights.

## OUTSIDE

To the front of the property there is a small front garden laid to lawn with mature shrubs, a block paved driveway providing off street parking and access to the single garage. To the rear there is a deceptive enclosed garden, laid mainly to lawn with a block paved patio seating area, mature shrubs, trees and a shed.



### 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](http://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

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:

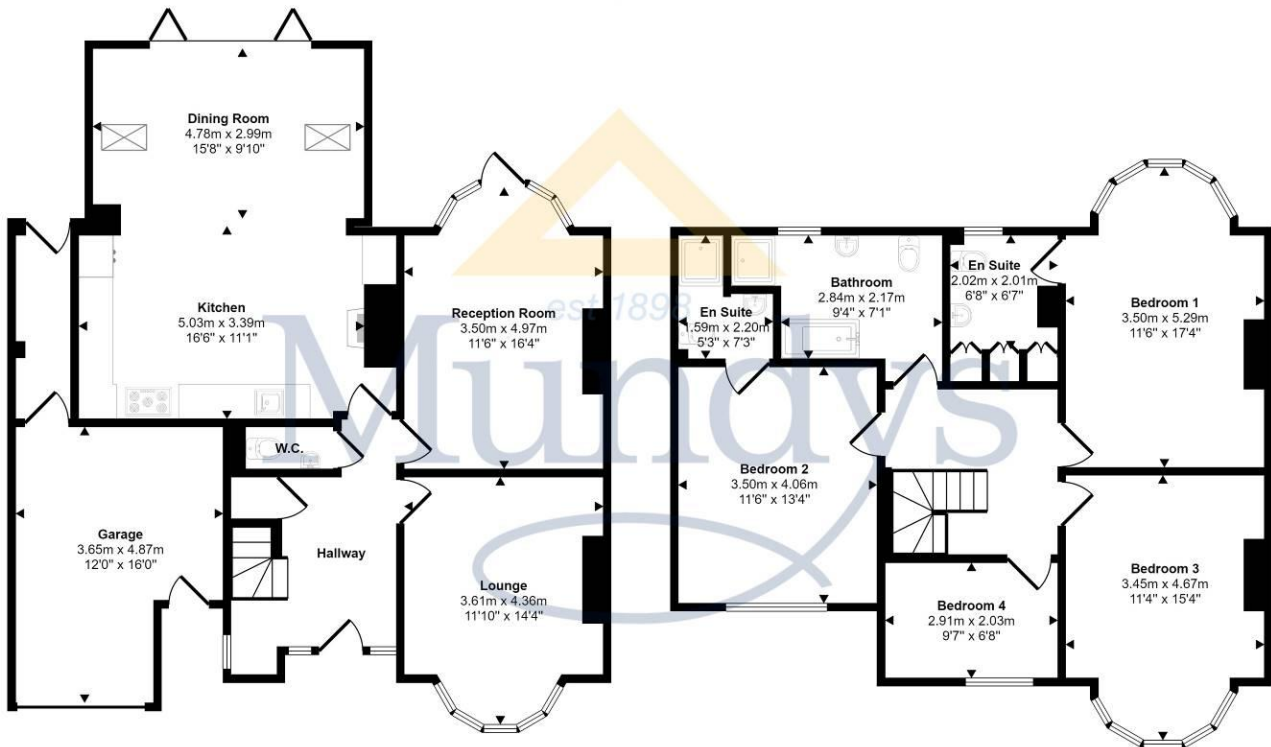
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
178 sq m / 1911 sq ft



Ground Floor  
Approx 99 sq m / 1062 sq ft

First Floor  
Approx 79 sq m / 849 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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 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.