



## 51 Sunfield Crescent

Lincoln, LN6 0LL



Book a Viewing!

### £200,000

A well-presented three bedroom semi-detached property positioned in this popular location to the South of the Cathedral City of Lincoln. The property offers living accommodation to comprise of Entrance Hallway, Lounge Diner, fitted Kitchen, Sun Room, Inner Hall and a First Floor Landing giving access to three Bedrooms and a Family Bathroom. Outside there is a front garden and a driveway providing off-street parking for multiple vehicles and giving access to a single garage. To the rear of the property there is an enclosed lawned garden. Viewing is highly recommended.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D

**COUNCIL TAX BAND** — B (Lincoln City Council)

**TENURE** - Freehold.

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

#### **LOCATION**

The property is located to the South of Lincoln, close to Birchwood shopping precinct. Shopping, takeaways, cafes, primary schools, nurseries and GP practices are all within walking distance. Within easy access to further facilities along Tritton Road into the City Centre. The A46 Bypass is also easily accessible.

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

### ENTRANCE HALL

7' 6" x 7' 2" (2.30m x 2.20m), with entrance door, double glazed window to the side aspect, laminate flooring and radiator.

### KITCHEN

13' 10" x 7' 6" (4.22m x 2.31m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, spaces for fridge freezer and washing machine, part-tiled walls, laminate flooring and double glazed window to the side aspect.

### HALL

With staircase to the First Floor.

### LOUNGE/DINER

21' 7 (max)" x 11' 6 (max)" (6.58m x 3.51m), with double glazed window to the front aspect, double glazed sliding doors to the Sun Room, decorative fireplace, laminate flooring and two radiators.

### SUN ROOM

17' 1" x 5' 10" (5.21m x 1.78m), with double glazed French doors to the rear garden, double glazed window to the rear aspect, laminate flooring and radiator.



### FIRST FLOOR LANDING

With double glazed window to the rear aspect, overstairs storage cupboard and airing cupboard.

### BEDROOM 1

11' 8" x 11' 6" (3.57m x 3.53m), with double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 9" x 7' 7" (3.29m x 2.33m), with double glazed window to the front aspect, double wardrobe and radiator.

### BEDROOM 3

8' 10" x 8' 7" (2.70m x 2.63m), with double glazed window to the rear aspect and radiator.



### BATHROOM

4' 11" x 8' 2" (1.52m x 2.51m), fitted with a three piece suite comprising of corner bath with shower over, close coupled WC and wash hand basin in a vanity unit, radiator and double glazed windows to the side and rear aspects.





## OUTSIDE

To the front of the property there is a lawned garden with side driveway providing off-street parking for multiple vehicles and access to the single garage. The garage has up an over door, side personal door, light and power. To the rear there is a generous enclosed garden laid mainly to lawn with patio seating area, flowerbeds 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, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services 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

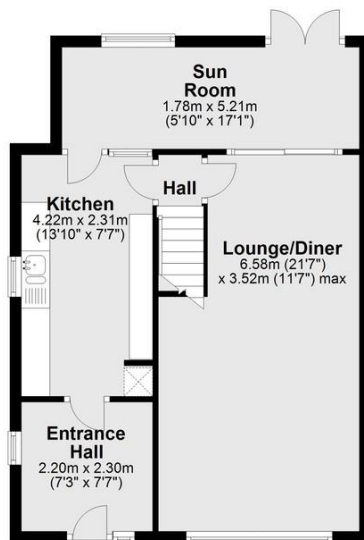
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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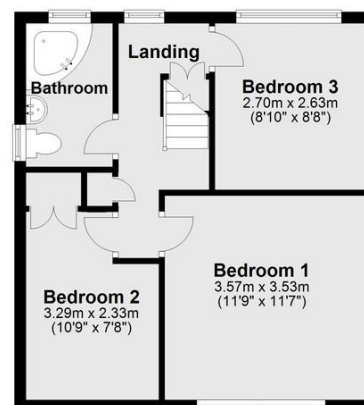
## Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 84.8 sq. metres (913.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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

