



## 93 Malham Drive

Lincoln, LN6 0XD

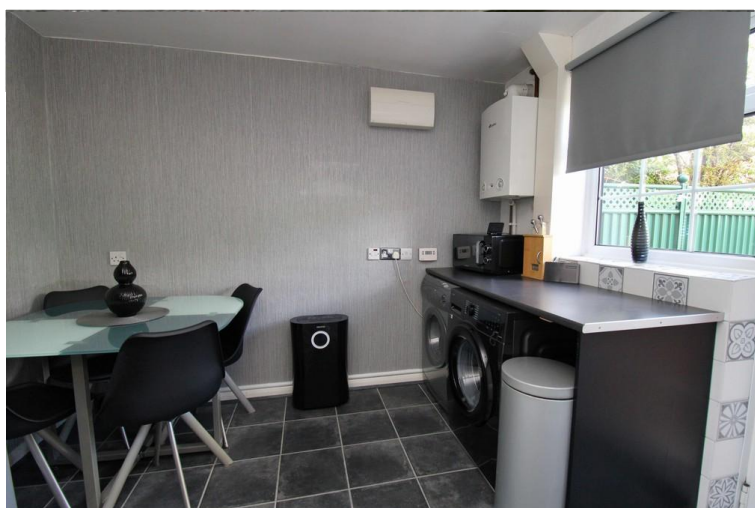


Book a Viewing!

**£335,000**

A larger than average extended four bedroom detached family home, positioned in this popular residential area on Malham Drive, just off Skellingthorpe Road with easy access to the City and the A46 bypass. The property has internal accommodation comprising of Entrance Porch, Downstairs WC, Inner Hallway, Lounge with full height picture window to front aspect and an archway leading into the Dining Room, modern fitted Kitchen with Utility Room and stairs rising to First Floor Landing giving access to four well-appointed Bedrooms, Master having Ensuite and Family Bathroom. Outside there is an Integral Garage with parking to the front, lawned front garden and a rear garden with a range of seating areas. Viewing is recommended to appreciate the accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY - Lincoln City Council.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundy's.

**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.



#### PORCH

With uPVC entrance door and window to the front aspect and doors to the WC and the Inner Hall.

#### WC

With uPVC window to the front aspect, WC, wash hand basin, radiator and partly tiled walls.

#### INNER HALLWAY

With stairs to First Floor Landing, wall lights, radiator, door leading into Lounge and doorway leading into Kitchen.

#### LOUNGE

13' 8" x 12' 1" (4.18m x 3.70m) With full height picture uPVC window to the front aspect, radiator, electric fire with feature surround, wall lights and archway leading into the Dining Room.



#### DINING ROOM

10' 4" x 9' 11" (3.16m x 3.03m) With uPVC double doors to the rear garden, radiator, space for dining table, wall lights and archway leading into the Lounge.

#### KITCHEN

10' 4" x 8' 4" (3.16m x 2.56m) With uPVC window to the rear aspect, fitted with a range of modern wall, base units and drawers with worksurfaces over, composite sink and drainer with mixer tap, spaces for a cooker and fridge, complementary wall tiling, radiator and door into the Dining Room.

#### UTILITY ROOM

9' 6" x 8' 1" (2.92m x 2.47m) With uPVC window and door to the rear garden, wall-mounted gas central heating boiler, worktops, spaces for washing machine, tumble dryer and fridge freezer and partly tiled walls.



#### LANDING

Giving access to the Bathroom and four well appointed Bedrooms, access to roof void and radiator.

#### BEDROOM 1

16' 8" x 8' 5" (5.10m x 2.57m) With uPVC window to the front aspect, radiator and archway leading through to the Ensuite.

#### EN-SUITE

With uPVC window to the rear aspect, suite comprising of shower and wash hand basin with vanity cupboard and radiator.



#### BEDROOM 2

12' 4" x 11' 8" (3.76m x 3.58m) With uPVC window to the rear aspect, radiator and wooden flooring.

#### BEDROOM 3

11' 10" x 8' 9" (3.63m x 2.68m) With uPVC window to the front aspect and radiator.

#### BEDROOM 4

8' 8" x 9' 3" (2.65m x 2.84m) With uPVC window to the front aspect and radiator.



## BATHROOM

7' 2" x 7' 4" (2.19m x 2.25m) With uPVC to the rear aspect, tiled walls, laminate flooring, bath with shower attachment, WC, wash hand basin with vanity cupboard, radiator and airing cupboard housing hot water tank and shelving.

## OUTSIDE

To the front of the property there is a block paved driveway, lawned garden, flowerbeds and access to the Garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and a summer house.

## GARAGE

With up and over door to the front aspect, power and lighting.



## 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.n](http://mundys.n)

## 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 – HOW WE MAY REFER YOU TO

Sills & Stretford, Ringrose Law LLP, Burton and Co, Bridge MFA and, Dale & Co, Bird & Co and Gikson 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 Water and Callum Lyman 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 will receive a commission from them of £250 and in addition, the individual member of staff who generate 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 HomeBuyer 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

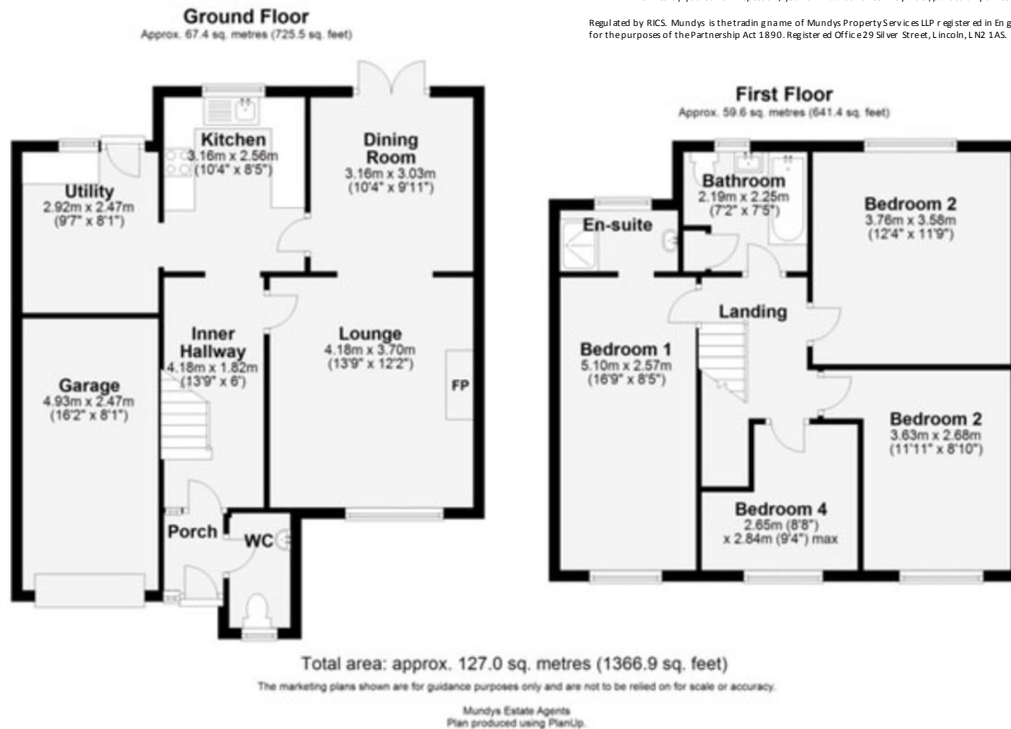
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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 their clients and the vendors (Lessors) for whom they act as Agents given the ethical:

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