



32 Spirea Approach

Lincoln, LN6 0PZ

£180,000

Situated on a corner plot, a well-presented three bedroom semi-detached house with accommodation comprising of Hall, through Lounge, Kitchen Diner, Cloakroom/WC, Conservatory, Outhouse/Utility Room and a First Floor Landing leading to three Bedrooms, Family Bathroom and a further Cloakroom/WC. Outside there is a Driveway, a detached Single Garage, an outside brick store and a landscaped corner plot garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E

COUNCIL TAX BAND — A

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 First Floor and understairs storage cupboard.

LOUNGE

17' 8" x 10' 5" (5.39m x 3.18m), with double glazed windows to the front and rear aspects, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, tiled walls and flooring.

KITCHEN/DINER

17' 8" x 8' 4" (5.39m x 2.55m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, space for a fridge freezer, radiator and double glazed windows to the front and rear aspects.

CONSERVATORY

11' 0" x 8' 1" (3.36m x 2.47m), with double glazed French doors to the Rear Garden and tiled flooring.

OUTHOUSE/UTILITY

With double glazed window to the rear aspect and plumbing for a washing machine.

FIRST FLOOR LANDING

With airing cupboard housing the gas-fired central heating boiler and loft access point.



BEDROOM 1

13' 8" x 10' 9" (4.17m x 3.28m), with double glazed window the front aspect and radiator.

BEDROOM 2

11' 8" x 8' 5" (3.58m x 2.59m), with double glazed window the front aspect, double wardrobe and radiator.

BEDROOM 3

10' 3" x 7' 1" (3.13m x 2.17m), with double glazed window the rear aspect and radiator.



BATHROOM

With panelled bath with shower over, pedestal wash hand basin, tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.

CLOAKROOM/WC

With close coupled WC, tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a brick store and a Driveway accessed from Jasmin Road providing off-street parking for multiple vehicles and giving access to the detached Single Garage. To the rear there is an enclosed Garden which is paved for easy maintenance.



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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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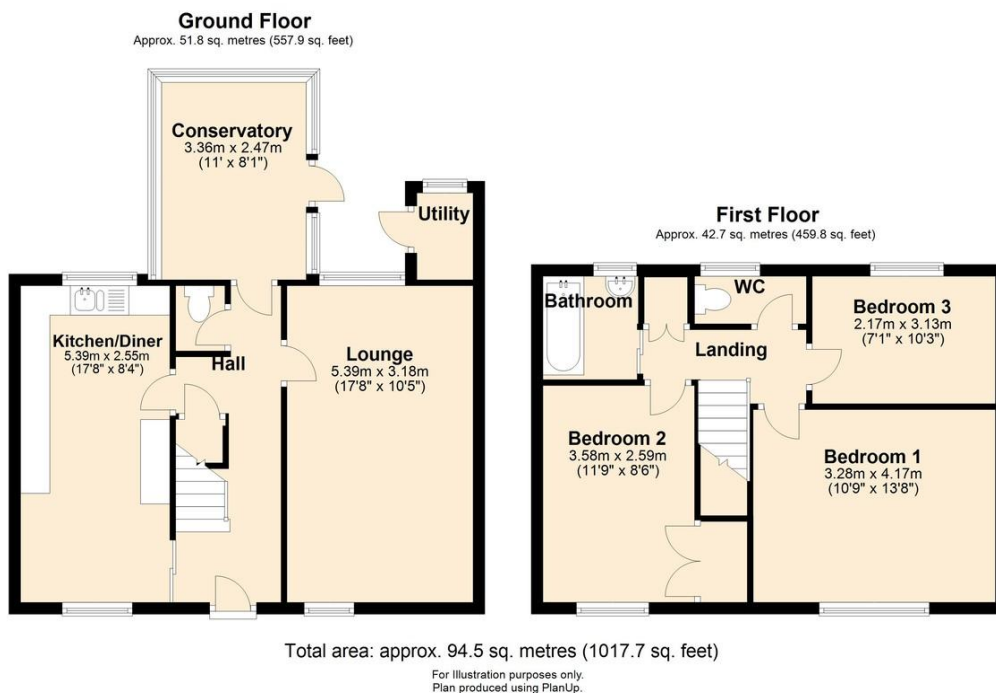
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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