



3 Lime Crescent

North Greetwell, Lincoln, LN2 4NX



Book a Viewing!

£185,000

A modern and well-presented mid town house situated in the popular village of North Greetwell. The internal accommodation briefly comprises of Entrance Hall, Cloakroom, Lounge, fitted Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a rear garden and an allocated parking space. The property further benefits from gas central heating, UPVC double glazing and is being sold with No Onward Chain. Viewing is highly recommended.



Lime Crescent, North Greetwell, Lincoln, LN2 4NX

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

Estate Management Service Charge - The vendor has advised us that this is approximately £200 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Greetwell is located just to the north east of the historic Cathedral and University City of Lincoln. The neighbouring villages of Cherry Willingham, Reepham and Nettleham provide a range of local amenities including shops, schooling, leisure facilities and public houses and a regular bus service into Lincoln City Centre. There is also easy access to the A46 Lincoln Bypass.

ACCOMMODATION

ENTRANCE HALL

With double glazed main entrance door, stairs to the first floor, radiator and tiled flooring.

CLOAKROOM

With WC, wash hand basin, tiled floor, extractor fan and UPVC window to the front elevation.

LOUNGE/DINER

15' 6" x 11' 11" (4.72m x 3.63m) With UPVC window to the rear elevation, UPVC patio doors, radiator, inset spotlights and under stairs storage area.

KITCHEN

10' 1" x 8' 1" (3.07m x 2.46m) Fitted with a range of wall and base units, fitted oven and hob, 1½ bowl sink unit and drainer, spaces for washing machine and fridge freezer, gas central heating boiler, tiled flooring, part tiled surround, radiator and UPVC window to the front elevation.

FIRST FLOOR LANDING

With access to the roof void and inset spotlights.

BEDROOM

11' 0" x 8' 8" (3.35m x 2.64m) With UPVC window to the front elevation and radiator.

BEDROOM

11' 1" x 8' 8" (3.38m x 2.64m) With UPVC window to the rear elevation and radiator.

BEDROOM

6' 5" x 6' 0" (1.96m x 1.83m) With UPVC window to the front elevation and radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, tiled floor, part tiled surround, inset spotlights, towel radiator, extractor fan and UPVC window to the rear elevation.

OUTSIDE

There is a rear garden and a small patio area. There is also the added benefit of allocated parking to the front of the property.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including 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 & Betstridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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. Walker 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.

Clawings 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 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 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.

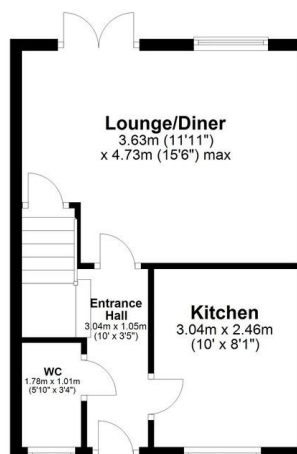
GENERAL

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 rely on the vendors (Lessors) for whom they act as Agents give notice that:

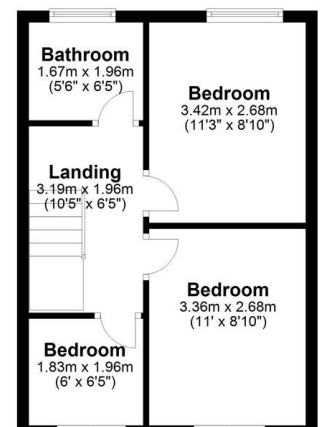
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



First Floor
Approx. 32.7 sq. metres (351.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.8 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

