



7 Tothill Close

Lincoln, LN6 0DH



Book a Viewing!

£245,000

A two/three bedroomed semi-detached property which has been extended to incorporate an annex accommodation. The property has been greatly improved by the current owners and offers internal accommodation to comprise of Reception Hallway, modern fitted Kitchen with a range of fitted appliances, Lounge Diner with fireplace and fitted shelving, Garden Room and a First Floor Landing leading to two Bedrooms, Bathroom and access to the Loft Area. The annex accommodation briefly comprises of Open Plan Living Kitchen, Bedroom and Shower Room. The property has gardens to the front, side and rear, a driveway to the front providing off road parking and a gated driveway to the rear giving access to the Detached Garage. Viewing of the property is highly recommended. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.

INNER HALLWAY

With UPVC door to the side aspect, tiled flooring, stairs to the first floor landing with storage below, radiator, fitted storage areas and doors to the kitchen and lounge.



LOUNGE/DINER

20' 0" x 12' 1" (6.12m x 3.69m) With UPVC window to the front aspect, radiator, wooden laminate flooring, electric fire, feature display cabinets with lighting, media system, space for a dining table, further radiator and double UPVC doors to the garden room.

GARDEN ROOM

12' 8" x 7' 8" (3.87m x 2.36m) With wooden flooring, radiator, UPVC windows and double doors to the rear garden, centre fan and light, LED spotlights and media system.

KITCHEN

8' 6" x 12' 3" (2.61m x 3.75m) With UPVC windows and door to the rear garden, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob with extraction above, wall mounted cupboards with complementary tiling below and spaces for fridge, tumble dryer and washing machine.

FIRST FLOOR LANDING

With window to the front aspect, doors to two bedrooms and bathroom and access to the loft area.

BEDROOM 1

9' 10" x 12' 6" (3.01m x 3.82m) With UPVC window to the front aspect and radiator.

BEDROOM 2

9' 10" x 12' 1" (3.00m x 3.69m) With UPVC window to the rear aspect and radiator.



BATHROOM

9' 3" x 6' 11" (2.83m x 2.12m) With UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and radiator.

LOFT AREA

8' 7" x 21' 2" (2.62m x 6.46m) (with restrictive head room) With Velux windows and radiator.

ANNEX

With covered UPVC entrance.

ANNEX OPEN PLAN LIVING KITCHEN

20' 3" x 8' 9" (6.18m x 2.68m) With UPVC window and door to the front aspect, spaces for a dining table and sofa, wooden flooring, UPVC door to the rear garden, fitted with a range of base units and drawers with work surfaces over, electric oven, four ring electric hob with extraction above, stainless steel sink unit and drainer with mixer tap, spaces for a washing machine and fridge freezer, wall mounted cupboards with complementary tiling below, spotlights to the ceiling, concealed gas central heating boiler, radiator and stairs to the first floor landing.

BEDROOM

15' 9" x 8' 9" (4.82m x 2.68m) With UPVC window to the side aspect, wooden flooring, Velux window to the rear aspect and concealed door to the shower room.





SHOWER ROOM
 8' 9" x 2' 9" (2.68m x 0.86m) With UPVC window to the side aspect, partly tiled walls, WC, wash hand basin and chrome towel radiator.

OUTSIDE
 There is a garden to the front with a driveway providing ample off road parking and double wooden gates giving access a further driveway and the detached garage. To the rear of the property there is a range of block paved seating areas, covered pagodas and decorative gravelled beds.

GARAGE
 8' 11" x 15' 5" (2.72m x 4.71m) With up and over door to the front aspect, power, lighting and window to the side aspect.

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

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 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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