



**37 Flaxley Road**

Lincoln, LN2 4GL



Book a Viewing!

**£235,000**

A modern three storey, three bedroomed semi-detached property positioned in this popular Uphill location off Bunkers Hill. The property offers internal accommodation to comprise of Inner Hallway, WC, Kitchen, Lounge/Diner, First Floor Landing leading to two Bedrooms and Bathroom and a Second Floor Landing leading to the Master Bedroom with an En-suite. To the front of the property there is a lawned area and path to the front door. To the rear of the property there is a lawned garden with a patio area and a garage within a block. Viewing of this property is highly recommended to appreciate the accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — B.

**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 front aspect and doors to the WC, kitchen and lounge.

#### WC

With UPVC window to the front aspect, WC, wash hand basin and a radiator.

#### KITCHEN

11' 2" x 8' 2" (3.42m x 2.50m) With UPVC window to the front aspect, tiled flooring, fitted with a range of wall and base units with work surfaces over, complementary splashbacks, stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan above, space for a washing machine, integral fridge freezer, radiator and LED spotlights to the ceiling.



#### LOUNGE/DINER

15' 9" x 14' 11" (4.81m x 4.57m) With UPVC double doors and window to the rear garden, wooden flooring, radiator and under stairs storage cupboard.

#### FIRST FLOOR LANDING

With access to two bedrooms and a bathroom, airing cupboard housing the gas central heating boiler and stairs to the second floor.

#### BEDROOM 2

15' 9" x 14' 5" (4.81m x 4.40m) With two UPVC windows to the rear aspect, range of fitted wardrobes and radiator.

#### BEDROOM 3

11' 10" x 8' 1" (3.62m x 2.48m) With UPVC window to the front aspect and radiator.



#### BATHROOM

6' 4" x 6' 9" (1.94m x 2.07m) With UPVC window to the front aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, partly tiled walls and radiator.

#### SECOND FLOOR LANDING

With Velux window to the rear aspect, fitted storage and access to the master bedroom.

#### BEDROOM 1

11' 0" x 15' 0" (3.37m x 4.58m) With UPVC dormer style window to the front aspect, range of fitted wardrobes and radiator.



#### EN-SUITE

5' 2" x 6' 8" (1.59m x 2.04m) With Velux window to the rear aspect, suite to comprise of shower, WC and wash hand basin and radiator.

#### OUTSIDE

To the front of the property there is a lawned garden, flowerbeds and path to the front door. To the rear of the property there is a paved seating area, lawned garden, flowerbeds and a gate to the rear. There is off street parking and a garage within a block.

#### GARAGE

#### 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 who 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

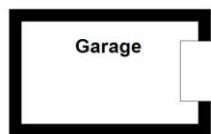
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy has any authority to make or give representation or warranty whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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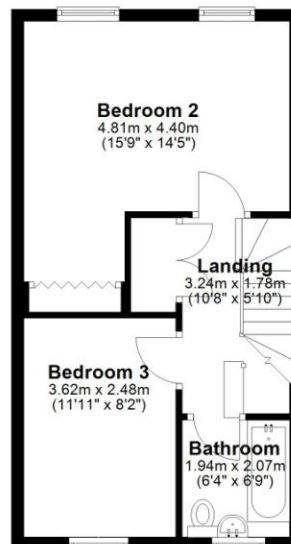
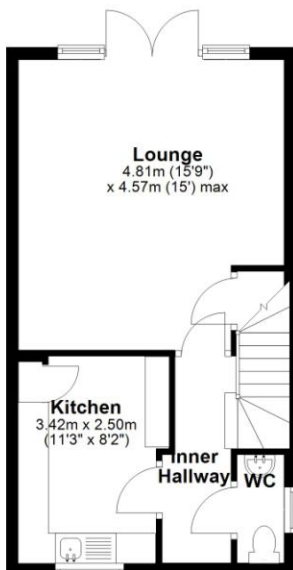
### First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



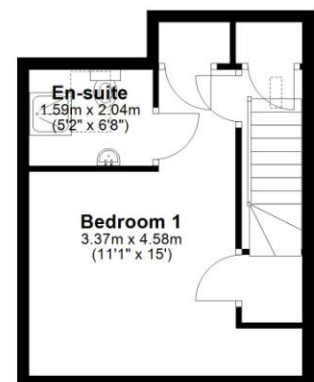
### Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



### Second Floor

Approx. 26.2 sq. metres (281.5 sq. feet)



Total area: approx. 106.8 sq. metres (1149.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
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.

