



32 Wallis Avenue

Lincoln, LN6 8AS

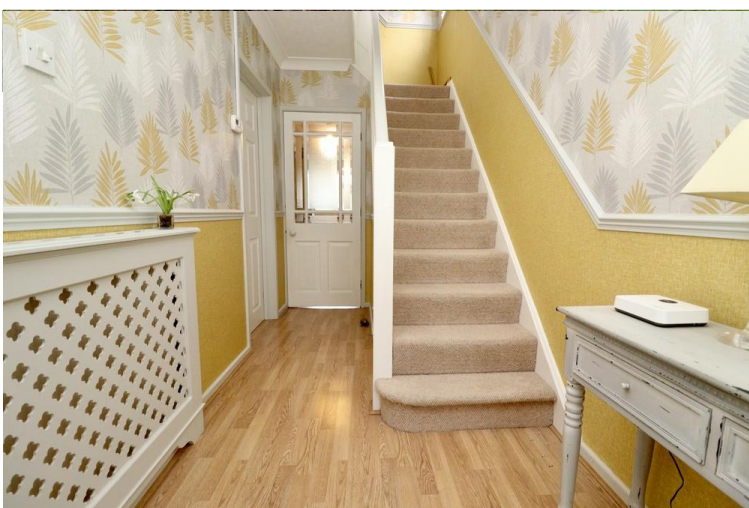


Book a Viewing!

£247,500

Situated in a desirable position on the border of Lincoln and North Hykeham, just off Hykeham Road, a three bedroom semi detached house with well-presented accommodation comprising of Hall, Lounge, Dining Room, Breakfast Kitchen and First Floor Landing leading to three Bedrooms and a Shower Room. Outside there is a front garden, a driveway providing off road parking for multiple vehicles, a single garage and a generous rear garden. Viewing of this property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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. Wallis Avenue is on the border with North Hykeham, close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.





HALL

With staircase to the first floor, laminate flooring, under stairs storage cupboard and radiator.

LOUNGE

14' 1" x 11' 8" (4.30m x 3.56m) With electric fire set within a feature fireplace, double glazed window to the front aspect and radiator.

DINING ROOM

15' 0" x 8' 9" (4.58m x 2.67m) With double glazed French doors to the rear garden and radiator.

KITCHEN/BREAKFAST ROOM

20' 2" x 8' 10" (6.16m x 2.70m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven and microwave, gas hob with extractor fan, spaces for washing machine and fridge freezer, tiled splashbacks, radiator, under stairs storage cupboard, double glazed windows to the side and rear aspects and door to the garden.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

12' 2" x 10' 1" (3.72m x 3.08m) With a range of fitted bedroom furniture, including wardrobes and drawers, exposed floorboards, double glazed window to the front aspect and radiator.



BEDROOM 2

11' 0" x 10' 5" (3.37m x 3.18m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 3

8' 5" x 7' 8" (2.58m x 2.34m) With double glazed window to the front aspect and radiator

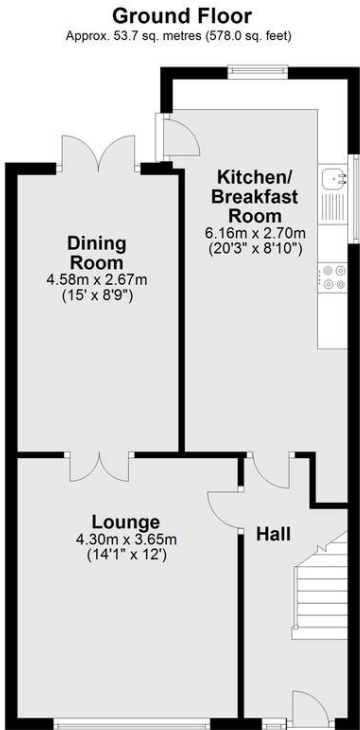
SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle with electric shower, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawn garden with mature shrubs. There is a side driveway providing off street parking for multiple vehicles and access to the garage. The single garage has up and over door to the front and light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area and mature shrubs.



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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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 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 we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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.

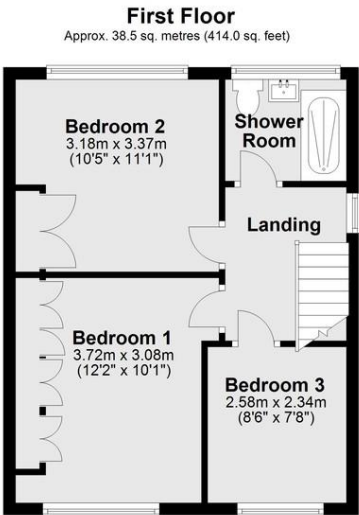
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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:

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- 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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Total area: approx. 92.2 sq. metres (992.0 sq. feet)

For illustration purposes only.
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.

