



**6 Earls Drive**

Lincoln, LN6 7TY



Book a Viewing!

**£249,950**

A modern three bedroom detached house in this popular residential area in the South of the Cathedral City of Lincoln, just off Boultham Park Road. The property offers well-presented accommodation briefly comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, fitted Kitchen and a First Floor Landing leading to three Bedrooms, master with En-suite Shower Room and modern family Bathroom. Outside there is a driveway, single detached garage and an enclosed rear garden. Viewing is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — C.

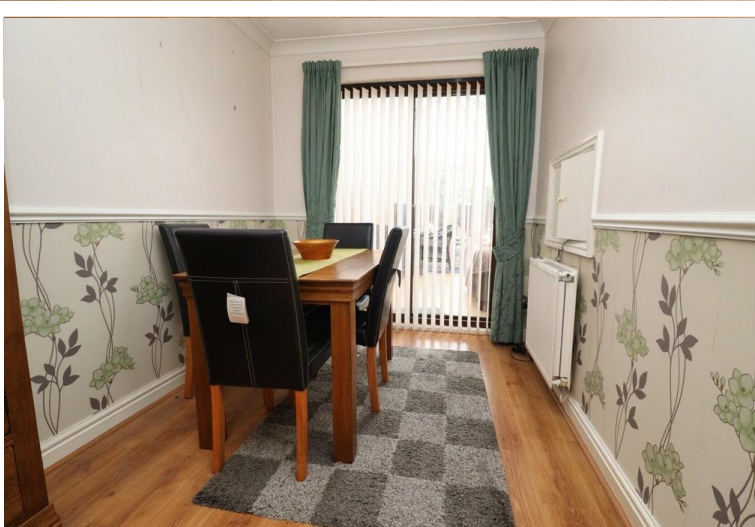
**LOCAL AUTHORITY** - Lincoln City Council.

**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.







#### HALL

With staircase to the first floor and radiator.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled walls, radiator and double glazed window to the front aspect.

#### LOUNGE

13' 8" x 12' 4" (4.18m x 3.76m) With double glazed window to the front aspect, feature fireplace and radiator.

#### DINING ROOM

9' 11" x 7' 1" (3.03m x 2.17m) With double glazed sliding doors to the conservatory, laminate flooring and radiator.

#### CONSERVATORY

12' 9" x 9' 5" (3.89m x 2.89m) With double glazed French doors to the garden, laminate flooring and radiator.



#### KITCHEN

9' 10" x 8' 1" (3.02m x 2.47m) 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, eye level electric oven, gas hob with extractor fan over, integrated fridge, space for washing machine, wall mounted gas fired central heating boiler, understairs storage cupboard, tiled splashbacks, double glazed window to the rear aspect and door to the garden.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.



#### BEDROOM 1

12' 2" x 12' 11 (max)" (3.73m x 3.94m) With two double glazed windows to the front aspect and radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle and wash hand basin in a vanity style unit, tiled walls and radiator.

#### BEDROOM 2

8' 7" x 7' 6" (2.64m x 2.31m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

7' 6" x 6' 6" (2.31m x 2.00m) With double glazed window to the rear aspect and radiator.

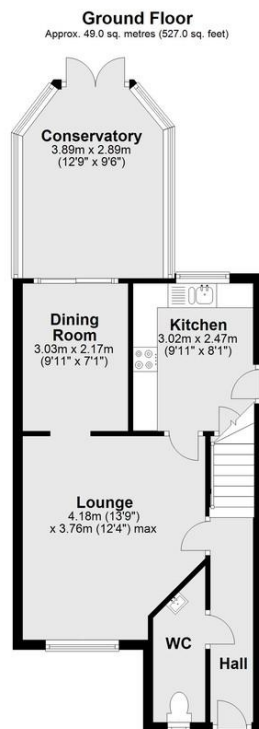


#### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity style unit, tiled walls, chrome towel radiator and double glazed window to the side aspect.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles. To the side there is a further gated driveway giving access to the detached single garage. The garage has up and over door to the front, side personal door, light and power. To the rear there is an enclosed lawned garden with a patio seating area and shed.



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

#### 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 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.

#### 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

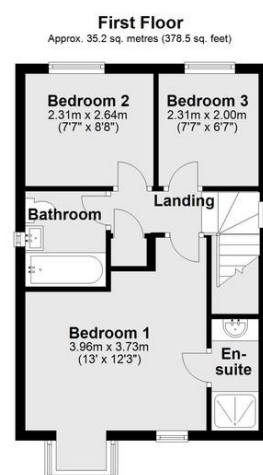
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 Mundys 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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