



**4 Manor Road,
Lincoln, LN2 1RJ**



Book a Viewing!

£575,000

An excellent period semi-detached house situated in a particularly sought-after location within the Uphill Area of Lincoln. The extended living accommodation briefly comprises of Main Entrance Hall, Lounge and Dining Area, extended Dining Kitchen and Sitting Room with a log burner, Utility Room and downstairs Shower Room. The First Floor Landing leads to three double Bedrooms and a Family Bathroom. Outside there is a front forecourt garden, driveway and a single garage. There is a good sized and well-maintained lawned rear garden with a patio area. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

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.



ACCOMMODATION

ENTRANCE PORCH

With access to the main entrance hall.

ENTRANCE HALL

With UPVC main entrance door, stairs to the first floor, feature archway, under stairs storage cupboard and feature radiator.

LOUNGE/DINER

25' 6" into Bay x 12' 3" (maximum overall measurement)(7.77m x 3.73m) With UPVC bay window to the front elevation, feature wood burner, two radiators, cornice coving to ceiling, exposed wooden flooring and two UPVC windows to the side elevation.



SITTING ROOM

17' 6" into alcove x 9' 8" (5.33m x 2.95m) With large feature double glazed window to the rear elevation, wood burner and fireplace, fitted cupboards into alcove and a wall radiator.

DINING KITCHEN

8' 10" x 18' 3" (2.69m x 5.56m) Fitted with a range of quality kitchen units with Quartz work surfaces, large pan drawers, sink unit and drainer, Franke tap, integral fridge freezer, integral dishwasher, integral Neff oven and microwave oven, Neff induction hob, extractor fan, Velux skylight, double glazed Bi-folding doors, double glazed window to the side elevation, feature large double glazed window to the rear elevation and a feature wall radiator.



SIDE ENTRANCE/UTILITY ROOM

9' 5" x 9' 6" (2.87m x 2.9m) With UPVC rear entrance door, double glazed window to the rear elevation, radiator, Franke Belfast sink and drawers below, Quartz work surfaces, tiled flooring and access to the shower room.

SHOWER ROOM

4' 9" x 6' 9" (1.45m x 2.06m) With UPVC window to the rear elevation, wall radiator, WC, wash hand basin, shower, tiled flooring and tiled walls.



FIRST FLOOR LANDING

BEDROOM 1

17' 8" x 11' 10" (5.38m x 3.61m) With three UPVC windows to the front elevation, two radiators, coving to ceiling and exposed wooden flooring.

BEDROOM 2

14' 3" x 9' 9" (4.34m x 2.97m) With two UPVC windows to the side elevation, radiator and built-in storage cupboard.



BEDROOM 3

10' 10" x 11' 3" (3.3m x 3.43m) With two UPVC windows to the side and rear elevations, radiator and exposed wooden flooring.

BATHROOM

8' 11" x 7' 0" (2.72m x 2.13m) With two UPVC windows to the side and rear elevations, suite to comprise of bath, feature wash hand basin and WC, partly tiled walls, towel radiator and a cupboard housing the gas central heating boiler.

OUTSIDE

There is a front forecourt garden and a driveway providing off road parking and giving access to the garage. A good-sized lawned rear garden with a large patio area, a variety of flowerbeds, shrubs and borders, summer house and shed.

GARAGE

9' 9" x 20' 1" (2.97m x 6.12m) With up and over door to the front elevation, lighting, power, two windows to the side elevation and door to the utility room.

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 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 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 and J Walter 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:

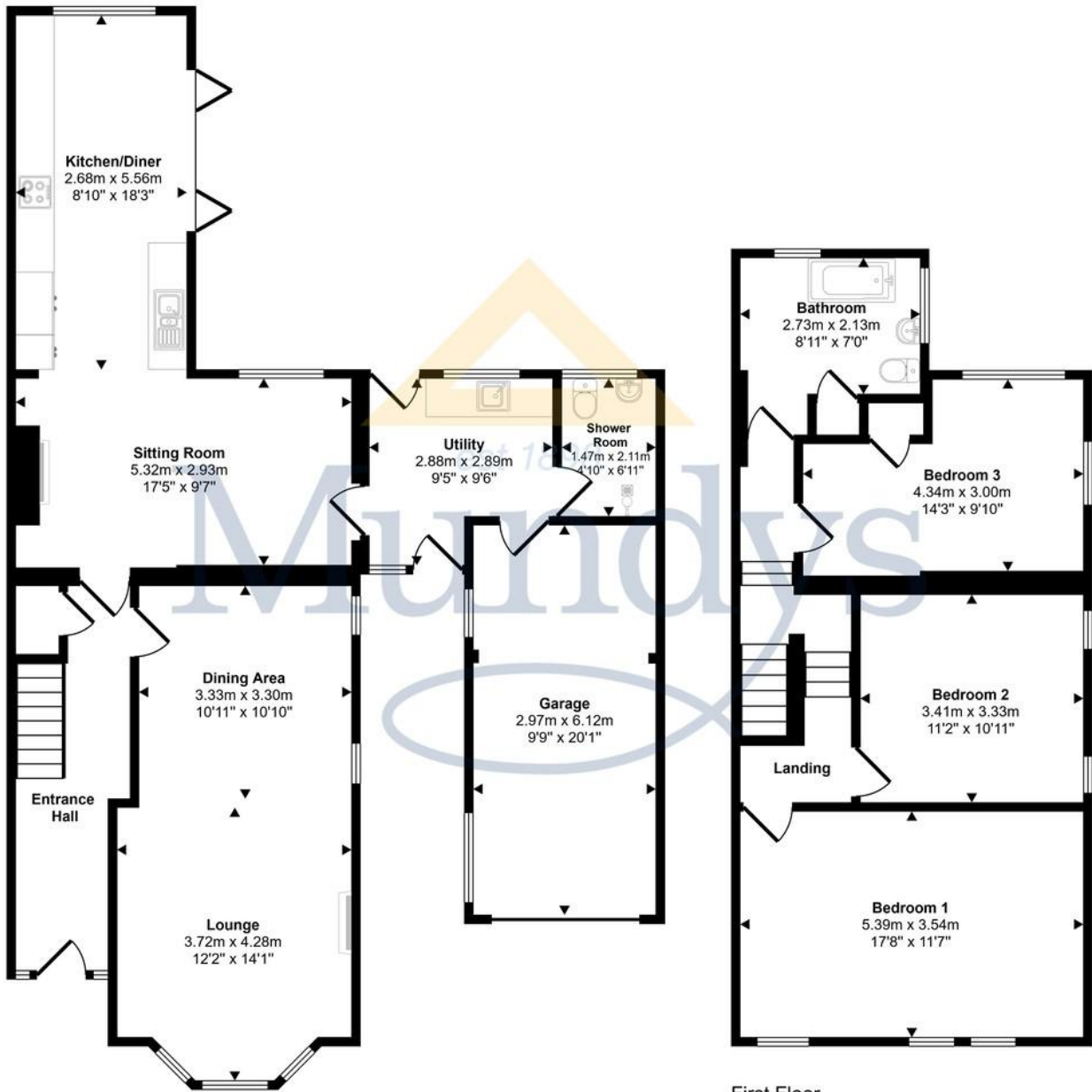
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by 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 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Approx Gross Internal Area
161 sq m / 1730 sq ft



Ground Floor
Approx 100 sq m / 1076 sq ft

First Floor
Approx 61 sq m / 654 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 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.