



24 Gibson Road

Lincoln, LN2 4NZ



Book a Viewing!

£250,000

A well-presented modern three bedroomed semi-detached house positioned within this popular development to the North of Lincoln. The internal accommodation briefly comprises of Entrance Hall, WC, Lounge, modern fitted Dining Kitchen with integrated appliances, Utility Cupboard and a First Floor Landing leading to three Bedrooms, En-suite to the principle Bedroom and a Family Bathroom. Outside there is a blocked paved driveway providing off road parking for vehicles and access to the single attached garage and there is also a rear garden with a patio area. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.
Zoned alarm system.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District 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.





ACCOMMODATION

ENTRANCE HALL

With main entrance door, alarm controls, tiled flooring, radiator and stairs to the first floor.

WC

3' 3" x 5' 11" (0.99m x 1.8m) With WC, wash hand basin with vanity cupboard, radiator, tiled flooring and a UPVC window.

LOUNGE

11' 11" x 14' 10" (3.63m x 4.52m) With UPVC window, TV and telephone points, radiator and under stairs storage cupboard.

KITCHEN/DINER

15' 2" x 11' 3" (4.62m x 3.43m) Fitted with a range of wall and base cupboards, integrated appliances incorporating double oven, dishwasher, fridge freezer and an induction hob with extractor hood, tiled flooring, inset spotlights, radiator, ceramic 1½ bowl sink unit and drainer, UPVC patio doors and UPVC window.

UTILITY CUPBOARD

With plumbing for washing machine.

FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder, radiator and access to the roof void.

BEDROOM

8' 5" x 12' 10" (2.57m x 3.91m) With UPVC window, radiator, telephone point and built-in double wardrobe.

EN-SUITE

3' 7" x 6' 9" (1.09m x 2.06m) With suite to comprise of fitted shower cubicle, WC and wash hand basin with vanity cupboard, tiled walls, inset spotlights, extractor fan and towel radiator.

BEDROOM

8' 0" x 9' 9" (2.44m x 2.97m) With UPVC window, radiator and built-in double wardrobe.

BEDROOM

6' 1" x 9' 8" (1.85m x 2.95m) With UPVC window, radiator and TV point.

BATHROOM

6' 9" x 5' 11" (2.06m x 1.8m) With suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, shaver point, towel radiator, tiled walls, inset spotlights, extractor fan and UPVC window.





OUTSIDE

There are gardens to both the front and rear. There is a block paved driveway providing ample off road parking/hardstanding for vehicles and giving access to the single garage. There is side access leading to the rear garden with lawned area, patio area, raised beds and a shed.

GARAGE

7' 0" x 14' 6" (2.13m x 4.42m)

With up and over door, light, power and gas central heating boiler.

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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, 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.

CWA, J. Water 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.

Coverings 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 HomeBuyer 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.

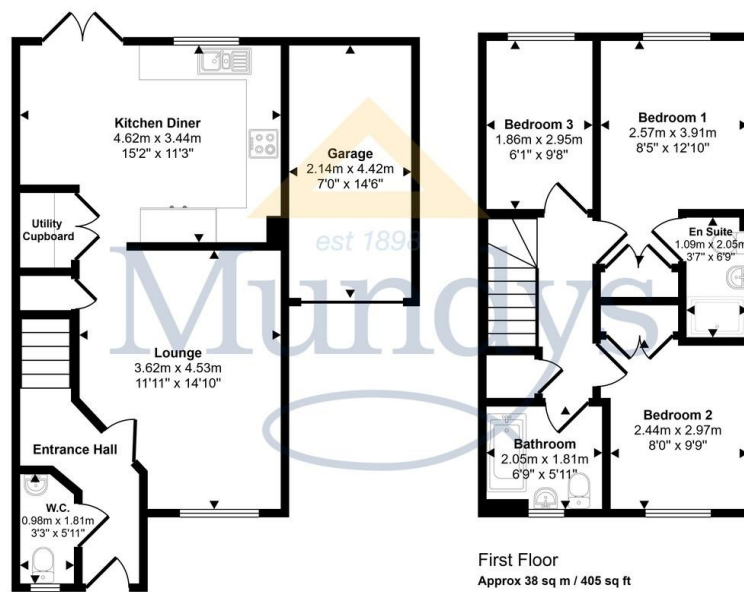
GENERAL

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 given to the effect 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 whatsoever 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.

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Approx Gross Internal Area
88 sq m / 945 sq ft



First Floor
Approx 38 sq m / 405 sq ft

Ground Floor
Approx 50 sq m / 540 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
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