



26 Sidlaw Grove

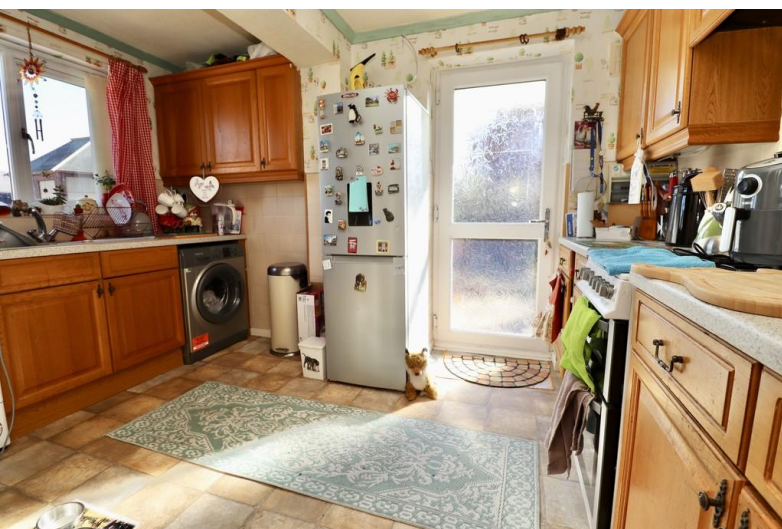
Lincoln, LN5 9AR



Book a Viewing!

£185,000

Situated on a generous plot in the popular residential area of Brant Road, a three bedroom semi detached house with well-presented accommodation comprising of Porch, Hall, Lounge/Dining Room, Conservatory, Kitchen, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there are beautiful landscape gardens to the front, side and rear, as well as off street parking. Viewing of this property is highly recommended





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.





ACCOMMODATION

PORCH

HALL

With staircase to the first floor and radiator.

LOUNGE/DINING ROOM

21' 10 (max)" x 10' 0 (max)" (6.65m x 3.05m) With double glazed window to the front aspect, double glazed sliding door to the conservatory, electric fire set within a feature fireplace and radiator.

CONSERVATORY

8' 10" x 6' 3" (2.71m x 1.92m) With double glazed French doors to the rear garden and radiator.



KITCHEN

12' 0" x 8' 4" (3.68m x 2.56m) Fitted with a range of wall and base units with work surfaces over, spaces for fridge freezer, washing machine and cooker, sink with side drainer and mixer tap over, tiled splashbacks, radiator, door to the side and double glazed window to the rear aspect.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower close coupled WC and pedestal wash hand basin, tiled walls, chrome towel radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

13' 1" x 10' 10" (3.99m x 3.32m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.

BEDROOM 2

10' 7" x 7' 11" (3.24m x 2.42m) With double glazed window to the rear aspect, airing cupboard and radiator.



BEDROOM 3

7' 11" x 7' 4" (2.43m x 2.25m) With double glazed window to the rear aspect and radiator.

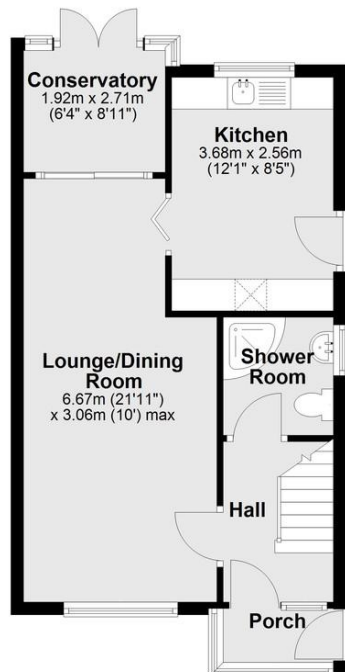
OUTSIDE

The property sits on a generous plot with landscaped gardens to the front, side and rear. There is also gated off street parking.



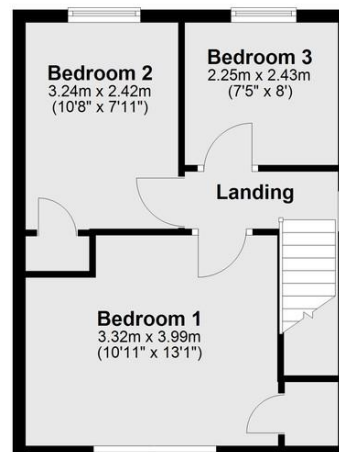
Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 77.0 sq. metres (829.0 sq. feet)

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, 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 Calum 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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