



3 Foxglove Way

Lincoln, LN5 9XF

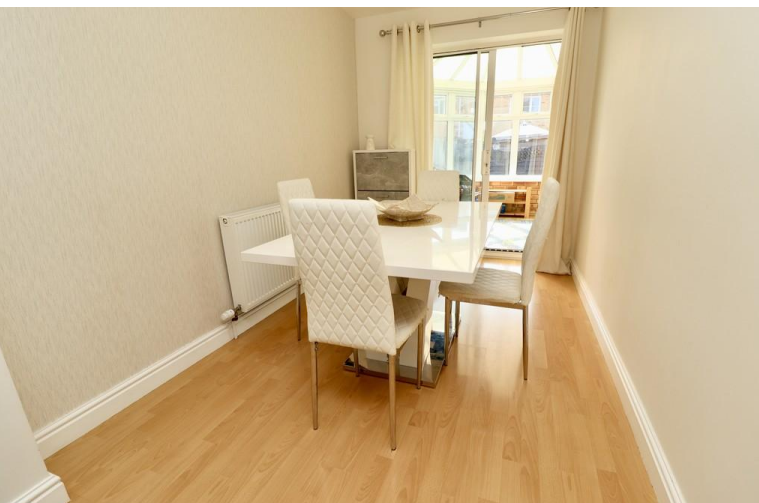


Book a Viewing!

£254,800

A beautiful three Bedroom Link Detached House located just off Brant Road, to the South of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a driveway, single garage and front and rear gardens. Viewing is essential.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — D.

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.

LOUNGE

15' 7 (max)" x 14' 4" (4.75m x 4.37m) With double glazed bay window to the front aspect, laminate flooring and radiator.

DINING ROOM

10' 5" x 7' 1" (3.20m x 2.18m) With double glazed sliding doors to the conservatory, laminate flooring and radiator.

CONSERVATORY

9' 5" x 9' 3" (2.89m x 2.83m) With double glazed French doors to the rear garden, electric Velux window, ceiling fan and laminate flooring.



KITCHEN

10' 5" x 7' 11" (3.20m x 2.42m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, spaces for fridge freezer and washing machine, tiled splashbacks, laminate flooring, radiator, door to the garden and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard, overstairs storage cupboard and radiator.

BEDROOM 1

13' 11" x 8' 7" (4.26m x 2.62m) With fitted wardrobe, double glazed window to the rear aspect and radiator.



BEDROOM 2

11' 0" x 8' 7" (3.37m x 2.62m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 1" x 6' 10" (2.48m x 2.10m) With double glazed window to the rear aspect and radiator.

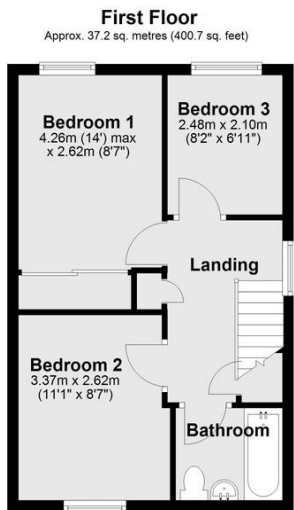
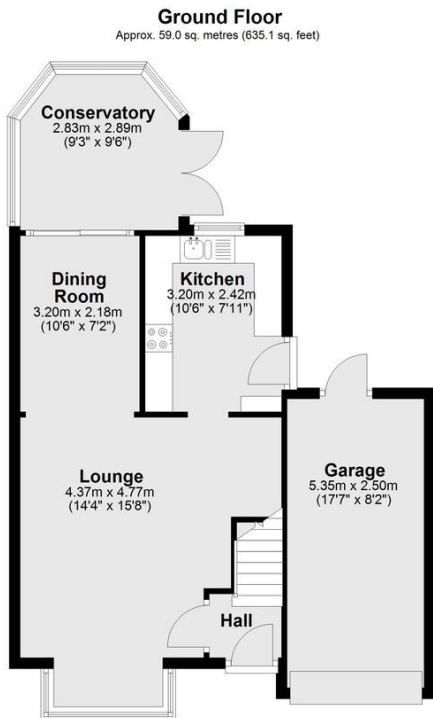
BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, tiled walls and flooring and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is a gravelled garden and a side driveway providing off street parking and access to the garage. The garage has an up and over door to the front, personal door to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating areas.



Total area: approx. 96.2 sq. metres (1035.8 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

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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.

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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:

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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