



## 6 Auden Close

Lincoln, LN2 4BS



Book a Viewing!

**£514,000**

A spacious Detached Bungalow situated in a particular sought-after Uphill position within a quiet cul-de-sac located just off Lee Road. The property is within close proximity to Lincoln Cathedral, the Bailgate and Cathedral Quarter. The well-presented and spacious living accommodation briefly comprises of; Main Entrance Hall, Lounge, Dining Area, Fitted Kitchen, Four Spacious Bedrooms, Bedroom 4/Study, En-Suite Bathroom, Shower Room and Utility Room. Outside, the property is situated in a pleasant corner position with gardens, gated driveway and carport. Viewing of the property is highly recommended to appreciate this sought-after position within the Uphill area of Lincoln.







#### **SERVICES**

All mains services available. Gas central heating. Underfloor heating to the En-Suite Bathroom and Utility Room.

**EPC RATING – D.**

**COUNCIL TAX BAND – F**

**LOCAL AUTHORITY -** Lincoln City Council

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

#### **DIRECTIONS**

Head North out of Lincoln up Lindum Hill, proceed straight across at the traffic lights, bearing right on to Wragby Road. Continue along Wragby Road and turn left on to Lee Road. Turn left on to Auden Close and the property can be located on the right hand side.





## 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, access to roof void with drop-down ladder which is partially boarded, coving to ceiling, double radiator and built-in Cloaks Cupboard.

### LOUNGE

18' 7" x 14' 2" (5.66m x 4.32m) With uPVC bay window to front elevation, two uPVC windows to side elevation, two double radiators, coving to ceiling, two TV points and electric fire.

### DINING AREA

11' 1" x 11' 0" (3.38m x 3.35m) With uPVC patio door and side window, uPVC window to side elevation, double radiator and coving to ceiling.

### KITCHEN

13' 5" x 10' 10" (4.09m x 3.3m) Fitted with a range of quality base and wall cupboards, further fitted tall cupboard, integrated appliances incorporating double oven, gas hob and dishwasher, part-tiled surround, one and a half bowl sink unit and drainer, double radiator, uPVC window to rear elevation and uPVC rear entrance door.

### UTILITY ROOM

9' 11" x 9' 5" (3.02m x 2.87m) With fitted base and wall cupboards, work surfaces, tiled floor, sink unit and drainer, plumbing for washing machine, under-floor heating, uPVC window to rear elevation and uPVC rear entrance door.

### BEDROOM 1

15' 8" x 15' 2" (4.78m x 4.62m) With uPVC bay window to front elevation, uPVC window to side elevation, radiator, coving to ceiling and two TV points.

### EN-SUITE BATHROOM

9' 11" x 6' 6" (3.02m x 1.98m) With suite to comprise of; bath with shower attachment, WC, wash basin and vanity unit below, tiled walls and tiled floor with underfloor heating, towel radiator, coving to ceiling and extractor fan, shaver point, two wall light points and uPVC window to rear elevation.

### BEDROOM 2

14' 4" x 11' 10" (4.37m x 3.61m) With uPVC window to front elevation, two fitted single wardrobes with storage above and double radiator.

### BEDROOM 3

10' 11" x 10' 10" (3.33m x 3.3m) With uPVC window to rear elevation and double radiator.







## BEDROOM 4/STUDY

11' 1" x 9' 5" (3.38m x 2.87m) With uPVC window to front elevation, double radiator and two built-in cupboards with shelving.

## SHOWER ROOM

8' 11" x 8' 5" (2.72m x 2.57m) With suite to comprise; WC, wash basin, fitted shower cubicle, tiled walls, towel radiator, coving to ceiling, inset spotlights, airing cupboard housing the Worcester Gas Central Heating Boiler and uPVC window to rear elevation.

## OUTSIDE

The property is situated in a pleasant corner position, with gardens to front, side and rear. Front and side lawned gardens with a variety of trees and shrubs. There is a paved walkway leading to the front and side of the property and to the rear garden. There is a further garden area with a wide variety of mature shrubs and flowerbeds. There is a driveway providing off-road parking for vehicles and electric gated access leading to the carport to the side of the property. There is another further garden area to the rear with lawned and patio areas and side vegetable plots with a shed and greenhouse.

### 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.
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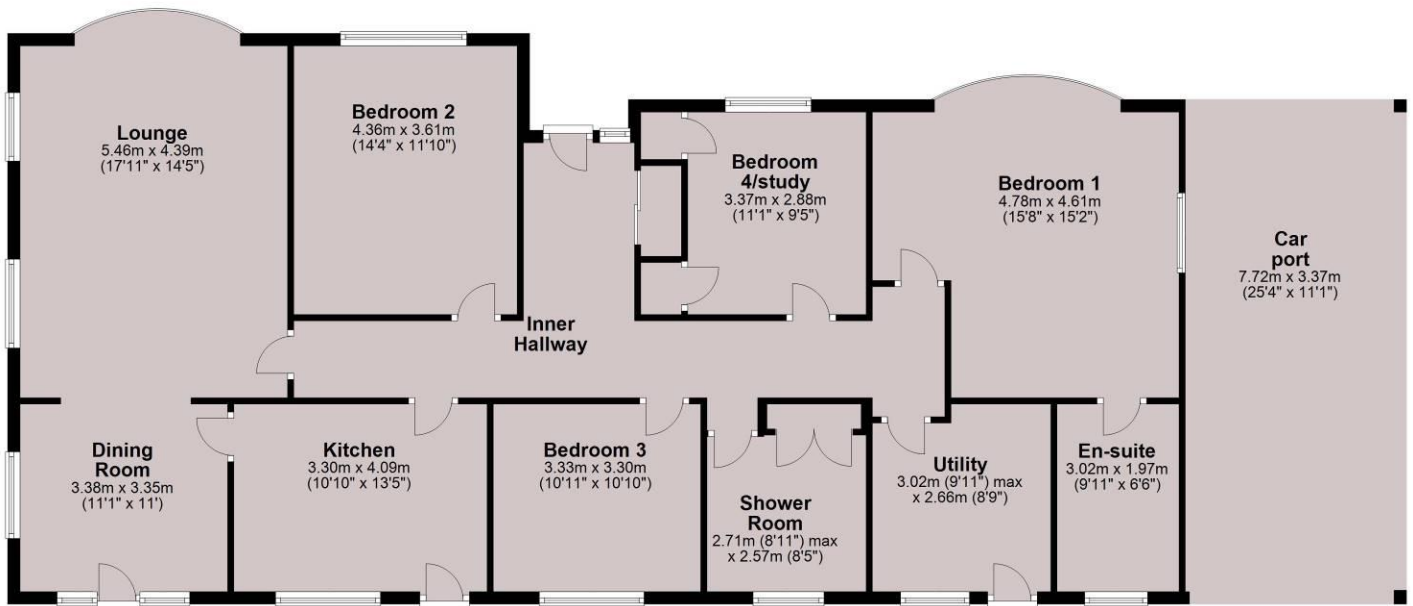






### Ground Floor

Approx. 186.8 sq. metres (2010.3 sq. feet)



Total area: approx. 186.8 sq. metres (2010.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



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