



## 7 Winster Close

Lincoln, LN2 4UL



Book a Viewing!

**£215,000**

A three Bedroom Semi Detached Home located in a quiet cul-de-sac just off Nettleham Road, to the North of the City of Lincoln. The property is ideally situated within easy access into Lincoln City Centre, as well as the A46 Bypass for commuting. Internally, the property is well-presented and offers accommodation comprising of Entrance Hallway, Lounge, Dining Area, Kitchen and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside, the home benefits from a lawned front garden, a gravelled driveway to the side providing off road parking and access to the single garage. To the rear there is a private garden mainly laid to lawn with a patio seating area.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C.

**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.



#### HALL

With timber external door, laminate flooring, radiator and stairs to the first floor.

#### LOUNGE

14' 7" x 11' 2" (4.44m x 3.4m) With UPVC double glazed bay window, laminate flooring, fire surround and hearth, under stairs storage cupboard and radiator.

#### DINING AREA

8' 2" x 8' 2" (2.49m x 2.49m) With UPVC double glazed double doors to the rear garden, laminate flooring and radiator.

#### KITCHEN

8' 2" x 5' 9" (2.49m x 1.75m) With UPVC double glazed window, laminate flooring, fitted with a range of wall and base units and drawers with work surfaces over and tiled splashbacks, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine, space for fridge freezer, extractor fan and wall mounted gas fired central heating boiler.

#### FIRST FLOOR LANDING

With access to loft.

#### BEDROOM 1

12' 6" x 8' 2" (3.81m x 2.49m) With UPVC double glazed window and radiator.

#### BEDROOM 2

10' 6" x 8' 2" (3.2m x 2.49m) With skylight window and radiator.

#### BEDROOM 3

9' 2" x 5' 9" (2.79m x 1.75m) With UPVC double glazed window, over stairs storage cupboard and radiator.

#### BATHROOM

6' 0" x 5' 7" (1.83m x 1.7m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with mains shower over, fully tiled walls, radiator and extractor fan.

#### OUTSIDE

To the front of the property there is a lawned garden with a gravelled driveway to the side providing off road parking and access to the single garage. A gate leads to the rear garden, which is mainly laid to lawn with a patio seating area.







**WEBSITE**  
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**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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**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.

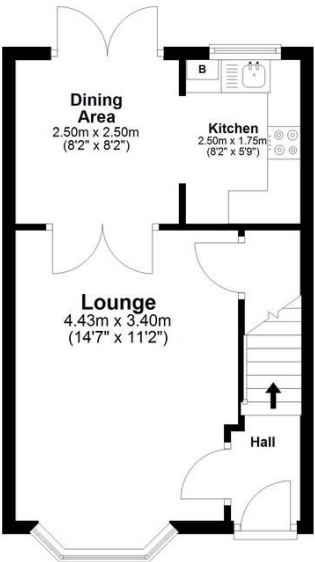
**GENERAL**  
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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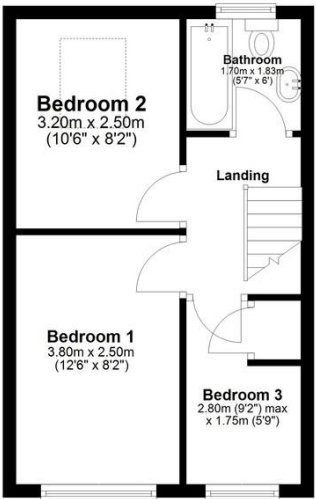
### Ground Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
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LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

