



**9 Farrington Crescent,
Lincoln, LN6 0YG**



Book a Viewing!

£390,000

A spacious four Bedroom Detached Home in the ever desirable Forrest Park area to the South of the Cathedral City of Lincoln. The property offers internal living accommodation to briefly comprise of Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/WC, Conservatory and a First Floor Landing leading to four Bedrooms, Master with Shower and En-suite WC and a Family Bathroom. Outside there is a block paved driveway, a double garage and beautiful front and rear gardens, backing onto beautiful woodland. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING –D.

COUNCIL TAX BAND – E.

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

HALL

With staircase to the first floor, storage cupboard, laminate flooring and radiator.

LOUNGE

13' 10" x 14' 8" (4.24m x 4.48m) With double glazed bow window to the front aspect, electric fire within a feature fireplace, laminate flooring and radiator.

DINING ROOM

11' 0" x 8' 9" (3.36m x 2.67m) With double glazed window to the rear aspect, laminate flooring and radiator.



KITCHEN/BREAKFAST ROOM

16' 7" x 11' 0" (5.06m x 3.36m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, integrated fridge freezer and dishwasher, eye level electric oven, five ring gas hob, tiled flooring and splashbacks, two radiators and two double glazed windows to the rear aspect.

UTILITY ROOM

10' 6" x 6' 5" (3.22m x 1.98m) Fitted with a range of wall and base units with work surfaces over, stainless sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, understairs storage cupboard, tiled flooring and splashbacks and double glazed window to the side aspect.



SIDE LOBBY

With tiled flooring.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled walls and flooring and double glazed window to the side aspect.

CONSERVATORY

14' 1" x 11' 1" (4.31m x 3.40m) With door to the rear garden, door to the front garden, internal door to the garage and tiled flooring.



FIRST FLOOR LANDING



BEDROOM 1

15' 6" x 10' 5" (4.73m x 3.20m) With double glazed window to the rear aspect, range of fitted wardrobes, shower cubicle and radiator.

EN-SUITE WC

With close coupled WC and wall mounted wash hand basin.

BEDROOM 2

13' 1" x 10' 1" (4.00m x 3.08m) With double glazed window to the rear aspect, fitted wardrobes and radiator.



BEDROOM 3

12' 5" x 11' 4" (3.80m x 3.47m) With double glazed window to the front aspect, fitted wardrobes and bedside tables with drawers and radiator.

BEDROOM 4

7' 11" x 7' 4" (2.42m x 2.26m) With double glazed window to the front aspect, fitted desk and bookcase and radiator.

BATHROOM

7' 4" x 7' 8" (2.25m x 2.36m) Fitted with a three piece suite comprising of corner bath with electric shower over, close coupled WC and wash hand basin in a vanity unit with storage beneath, airing cupboard, tiled walls and flooring, towel radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden with established flowerbeds and mature shrubs and a block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has an up and over door to the front, power and light, wall mounted gas fire central heating boiler and a personal door to the conservatory. To the rear of the property there is an enclosed rear garden backing onto woodland, laid mainly to lawn with decked seating area, established flowerbeds, mature shrubs and trees and a garden shed.





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 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 and J Walter 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.

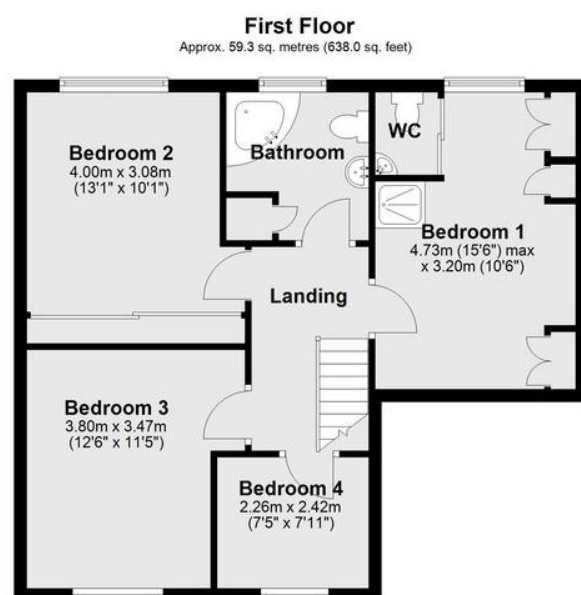
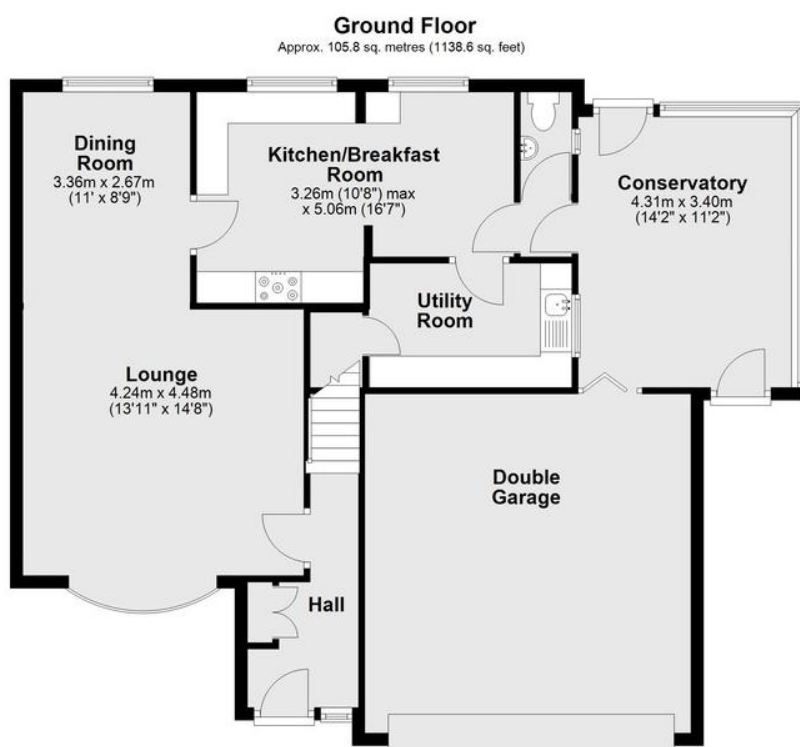
Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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- Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 165.1 sq. metres (1776.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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