



**4 Higson Road,  
Lincoln, LN1 3XB**



**Book a Viewing!**

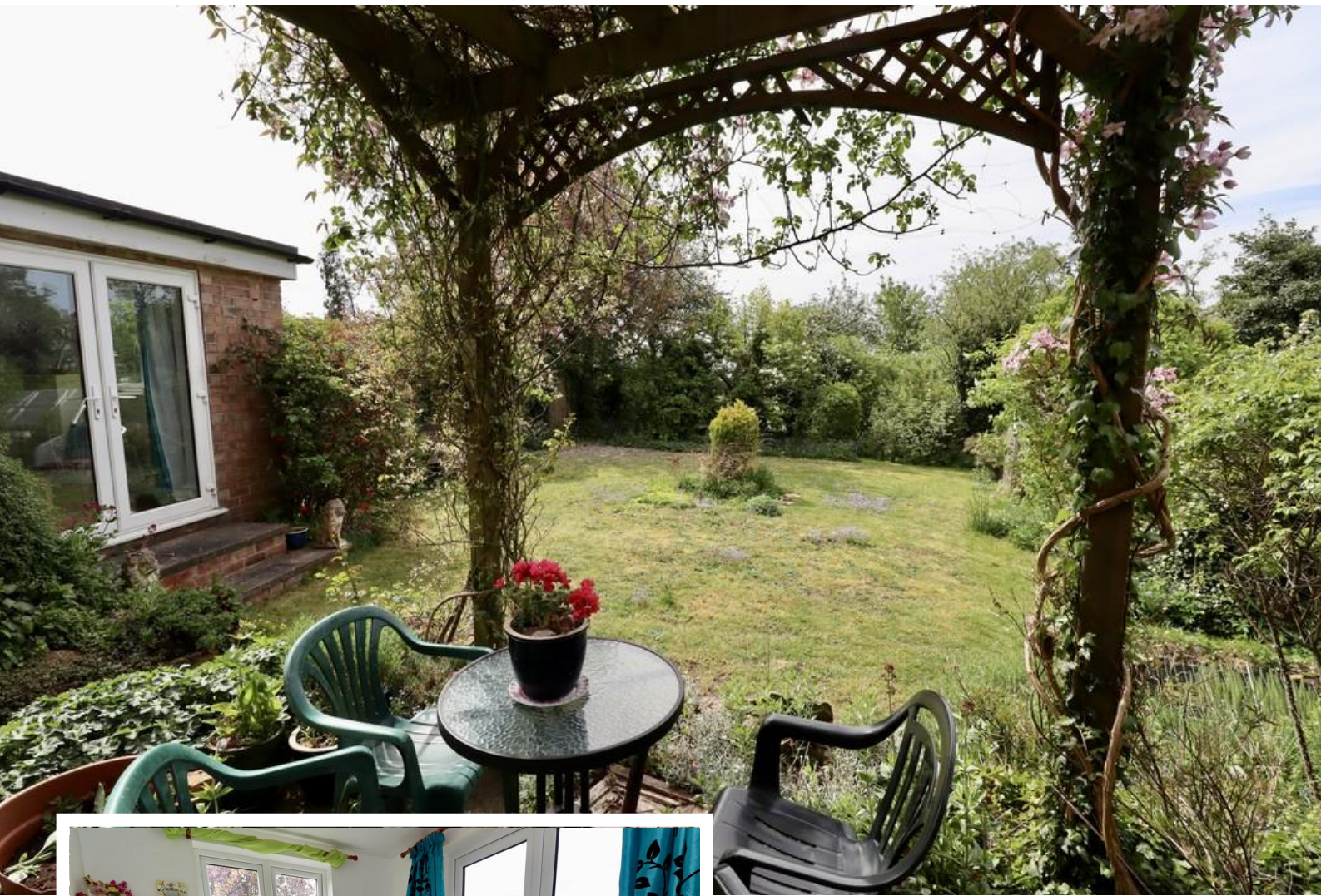
**£285,000**

Situated in a popular and quiet cul-de-sac location tucked away just off Burton Road, close to Uphill Lincoln. This is a traditional three Bedroom Semi Detached House with the addition of a one Bedroom Annex and benefiting from panoramic views over Lincoln. The property has accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Pantry, Conservatory, Ground Floor Bedroom with En-suite Shower Room and a First Floor Landing leading to three Bedrooms, Bathroom and a separate WC. Outside the property has a driveway for multiple vehicles and a large established rear garden. Viewing is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**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

With tiled flooring and electric vehicle charging point.

### HALL

With staircase to the first floor, understairs storage cupboard, vinyl tile flooring and radiator.

### LOUNGE

11' 10" x 11' 5" (3.63m x 3.48m) With double glazed bay window to the front aspect, radiator and an open fire set within a decorative fireplace.

### DINING ROOM

11' 11" x 10' 11" (3.64m x 3.33m) With double glazed window to the rear aspect, electric fire set within a decorative fireplace and pipe work for a radiator and gas fire.

### KITCHEN

7' 10" x 7' 4" (2.40m x 2.25m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker and washing machine, tiled splashbacks, wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

### PANTRY

3' 2" x 3' 8" (0.97m x 1.12m) With storage shelving and double glazed window to the side aspect.

### CONSERVATORY

13' 2" x 10' 9" (4.02m x 3.30m) With double glazed doors to the front and rear aspects, double glazed window to the front aspect and tiled flooring.

### GROUND FLOOR BEDROOM

12' 4" x 8' 5" (3.76m x 2.57m) With double glazed French doors to the rear garden, double glazed window to the rear aspect and vinyl tile flooring.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit and tiled splashbacks.

### FIRST FLOOR LANDING

With double glazed window to the side aspect.

### BEDROOM 1

11' 10" x 10' 11" (3.63m x 3.33m) With double glazed window to the rear aspect, decorative fireplace and radiator.

### BEDROOM 2

11' 5" x 11' 1" (3.48m x 3.40m) With double glazed window to the front aspect, decorative fireplace and radiator.







### BEDROOM 3

7' 11" x 7' 10" (2.42m x 2.41m) With double glazed window to the front aspect and radiator.

### BATHROOM

With panelled bath with electric shower over, wash hand basin, airing cupboard housing the hot water tank, radiator and double glazed window to the rear aspect.

### SEPARATE WC

With high level WC and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a driveway providing off street parking for multiple vehicles and to the rear there is a large established enclosed garden laid mainly to lawn with patio seating area with pergola over, mature shrubs, flowerbeds, shed and greenhouse.



#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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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 and Gibson 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.

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 are 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.

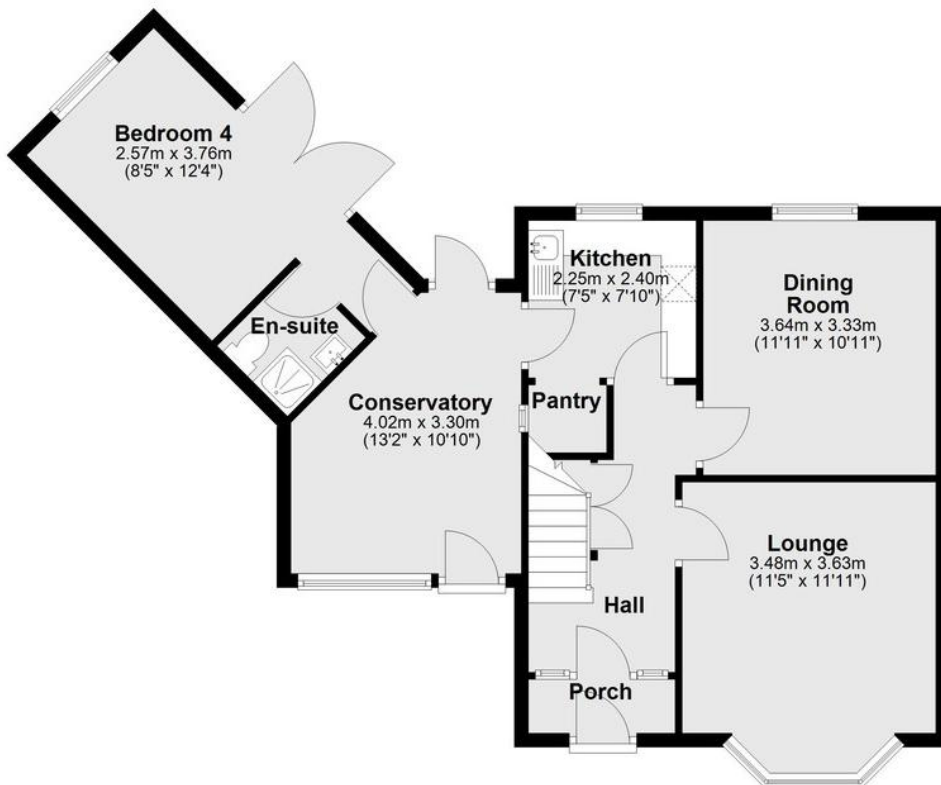
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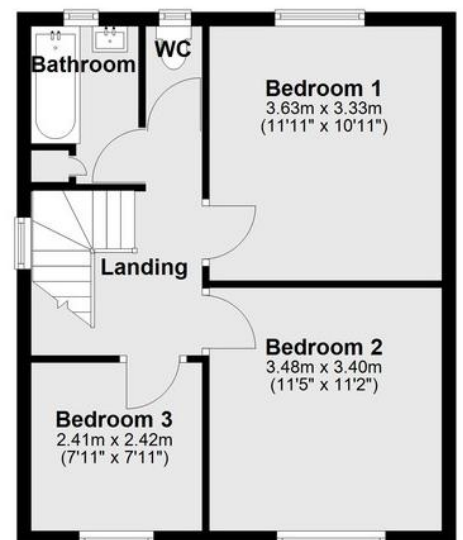
### Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 111.1 sq. metres (1195.6 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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