



**40 Arboretum Avenue,
Lincoln, LN2 5JE**



Book a Viewing!

£215,000

An exquisite example of a 3 bedroom, 3 storey traditional terraced house just to the East of the Cathedral City of Lincoln, close to Lincoln Arboretum. The property has undergone a comprehensive programme of high quality renovations and has immaculate accommodation comprising of lounge, hall, newly fitted stylish kitchen diner, ground floor shower room and a first floor landing leading to two double bedrooms and newly fitted bathroom. The second floor landing leads through to a further double bedroom. Outside there is a low maintenance garden to the rear and the property further benefits from residents permit parking. Viewing of this property is essential to appreciate the standard of the thoughtful renovation.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

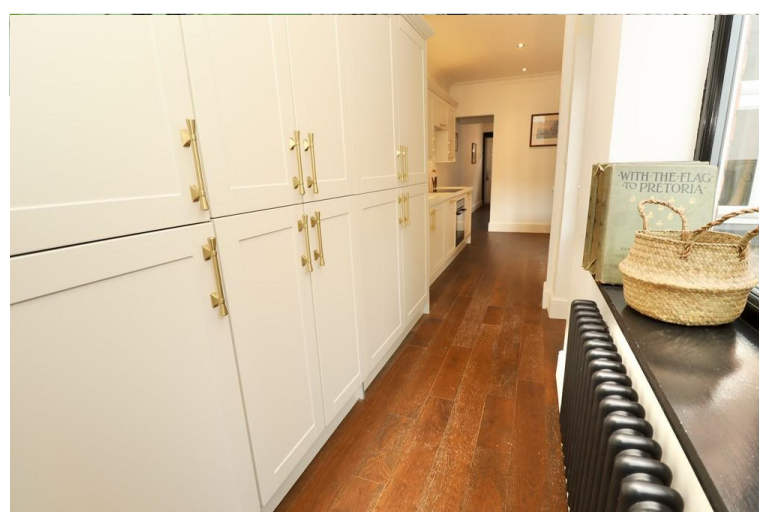
LOCAL AUTHORITY - Lincoln City Council.

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.





LOUNGE

11' 11" x 11' 7" (3.65m x 3.55m) With double glazed bay window to the front aspect, electric log burner, wood effect laminate flooring and radiator.

HALL

With staircase to the first floor.



KITCHEN/DINER

25' 11 (max)" x 11' 7" (7.9m x 3.55m) An impressive newly fitted kitchen with a stylish range of wall and base units with work surfaces over, sink unit with mixer tap over, electric oven and hob with extractor fan, integrated fridge freezer and dishwasher, spaces for washing machine and tumble dryer, Island with breakfast bar, tiled splashbacks, wood effect laminate flooring, two radiators, spotlights, under cabinet lighting, under stairs storage cupboard, double glazed window to the side and rear aspects and door to the garden.

SHOWER ROOM

Newly fitted with a stylish three piece suite comprising of wet room shower, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and part tiled walls, gold coloured towel radiator, spotlights and double glazed window to the side aspect.



FIRST FLOOR LANDING

With airing cupboard and staircase to the second floor.

BEDROOM 1

11' 7" x 9' 1" (3.55m x 2.77m) With a range of fitted wardrobes, dressing table, double glazed window to the rear aspect and radiator.



EN-SUITE BATHROOM

Newly fitted with a stylish three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled flooring and part tiled walls, radiator, spotlights and double glazed window to the side aspect.



BEDROOM 2

12' 0" x 8' 5" (3.67m x 2.57m) With double glazed bay window to the front aspect, storage cupboard and radiator.

SECOND FLOOR LANDING

BEDROOM 3

16' 2 (max)" x 15' 1 (max)" (4.93m x 4.6m) With double glazed bay window to the front aspect and radiator.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden behind low level wall. To the rear there is an enclosed courtyard garden laid to gravel with flowerbeds. The property further benefits from residents permit parking.

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.

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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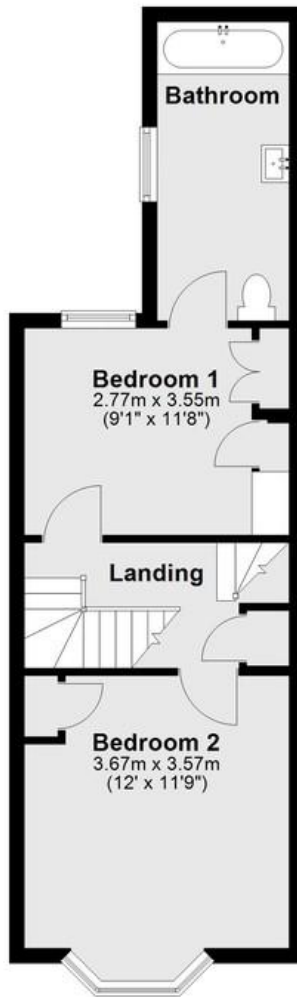
Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



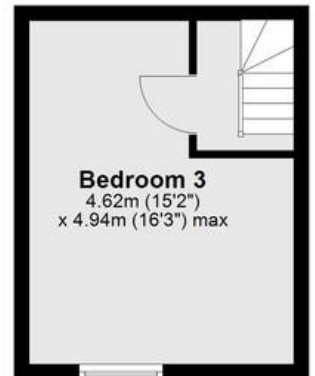
First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Second Floor

Approx. 22.8 sq. metres (245.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 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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