



## 14A Gynewell Grove

Lincoln, LN2 4QL



Book a Viewing!

**£320,000**

Situated on the ever popular Glebe Park to the North of the Cathedral City of Lincoln, a modern three Bedroom Detached Bungalow with immaculate living accommodation comprising of Entrance Hall, Cloakroom/WC, Impressive Open Plan Kitchen Dining and Living Area, Utility Room, three spacious Bedrooms and a Jack and Jill Bathroom. Outside there is a large block paved driveway providing off road parking for multiple vehicles, a single garage and two areas of enclosed garden to the rear. The property benefits from underfloor heating throughout and viewing is highly recommended to appreciate the modern accommodation available. PNO CHAIN.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — B.

**COUNCIL TAX BAND** — D.

**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.







#### ENTRANCE HALL

With main entrance door, laminate flooring with underfloor heating, spotlights and access to the roof void.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks, spotlights and laminate flooring with underfloor heating.

#### OPEN PLAN LIVING KITCHEN DINER

26' 5" x 14' 7" (8.07m x 4.46m)

#### LIVING AREA

With double glazed Bi-folding doors to the garden, three double glazed windows to the side and rear aspects, vaulted ceiling and laminate flooring with underfloor heating.



#### KITCHEN DINER

Fitted with a range of quality wall and base units with drawers and work surfaces over, breakfast bar/central Island, integrated appliances incorporating eye level electric oven and gas hob, fridge, freezer and dishwasher, 1½ bowl sink unit with side drainer and mixer tap over, tiled splashbacks, spotlights, laminate flooring with underfloor heating and double glazed window to the rear aspect.

#### UTILITY ROOM

9' 1" x 7' 2" (2.78m x 2.20m) Fitted with a range of wall and base units with work surfaces over, plumbing for washing machine and space for a tumble dryer, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, spotlights, laminate flooring with underfloor heating, internal door to the garage and double glazed door to the garden.



#### BEDROOM 1

12' 2" x 15' 10" (3.71m x 4.84m) With double glazed window to the rear aspect and underfloor heating.

#### BEDROOM 2

11' 9" x 10' 2" (3.59m x 3.12m) With double glazed window to the rear aspect and underfloor heating.

#### BEDROOM 3

9' 6" x 7' 9" (2.90m x 2.38m) With double glazed window to the front aspect and underfloor heating.

#### JACK AND JILL BATHROOM

9' 3" x 10' 0" (2.82m x 3.07m) Fitted with a four piece suite to comprise of panelled bath, walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring with underfloor heating, part tiled walls, chrome towel radiator and double glazed window to the side aspect.







## OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an electric roller door to the front, internal door to the utility room, light and power. To the rear of the property there is a generous garden in two sections with a covered patio seating area off the living room with a gravelled area and raised flowerbeds. There is a further area of lawned garden with a greenhouse, garden shed and raised flowerbeds.

### 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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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. Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 HomeBuyer 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.

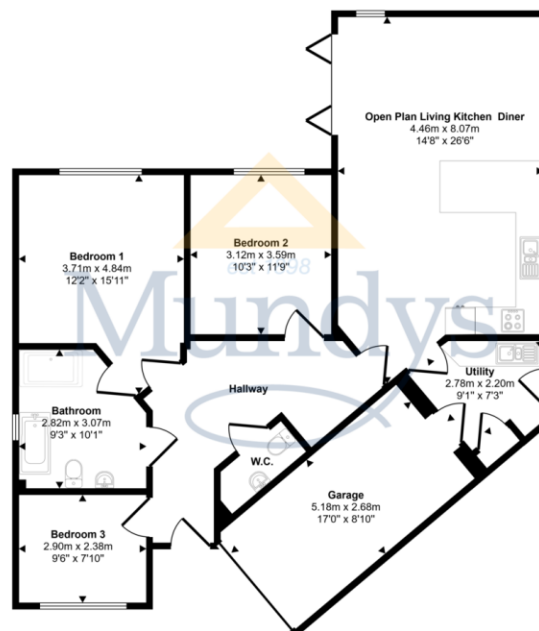
### GENERAL

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 given to them that:

1. These 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 whatsoever 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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Approx Gross Internal Area  
112 sq m / 1209 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

