



**65 Montaigne Crescent,
Lincoln, LN2 4RR**



Book a Viewing!

£360,000

Situated on the ever popular Glebe Park within the Uphill Area of Lincoln, an immaculate five bedroom detached family home with spacious accommodation comprising of Porch, Hall, Lounge, stylish Kitchen/Dining Room, Conservatory, Ground Floor Bedroom and Shower Room and a First Floor Landing leading to four Bedrooms, master with En-suite Shower Room and a newly fitted Family Bathroom. Outside there are generous front and rear gardens and a block paved driveway. The property has undergone a comprehensive program of modernisation and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

HALLWAY

With staircase to the first floor.

LOUNGE

13' 7" x 12' 7" (4.16m x 3.86m) With double glazed bow window to the front aspect, under stairs storage cupboard and radiator.

KITCHEN/DINING ROOM

25' 4" x 10' 6" (7.74m x 3.22m) Fitted with a modern range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, integrated fridge, freezer and dishwasher, eye level electric oven electric hob with extractor fan over, spaces for washing machine and tumble dryer, spotlights, radiator, double glazed window to the rear aspect, sliding patio door to the conservatory and door to the garden.

CONSERVATORY

9' 6" x 7' 5" (2.92m x 2.28m) With double glazed French doors to the garden and radiator.

INNER HALL

BEDROOM 5

10' 3" x 8' 7" (3.14m x 2.64m) With double glazed window to the front aspect, built-in wardrobe and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, spotlights, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

With spotlights and airing cupboard.

BEDROOM 1

19' 0" x 8' 10" (5.79m x 2.69m) With double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, spotlights, radiator, airing cupboard housing the gas fired central heating boiler and double glazed window to the rear aspect.

BEDROOM 2

12' 10" x 8' 5" (3.92m x 2.59m) With double glazed window to the front aspect, built in wardrobes and radiator.





BEDROOM 3

9' 5" x 9' 4" (2.88m x 2.87m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

8' 11" x 7' 2" (2.74m x 2.19m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of corner bath, wash hand basin in a vanity style unit and close coupled WC, spotlights, chrome towel radiator, tiled walls and flooring and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a low maintenance gravel garden and a block paved driveway providing off street parking for multiple vehicles. To the side of the property there is a recently constructed secure shed with double doors to the front and rear aspects. To the rear of the property there is an enclosed garden laid mainly to lawn with an enclosed patio seating area, mature shrubs and 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 mun dys.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

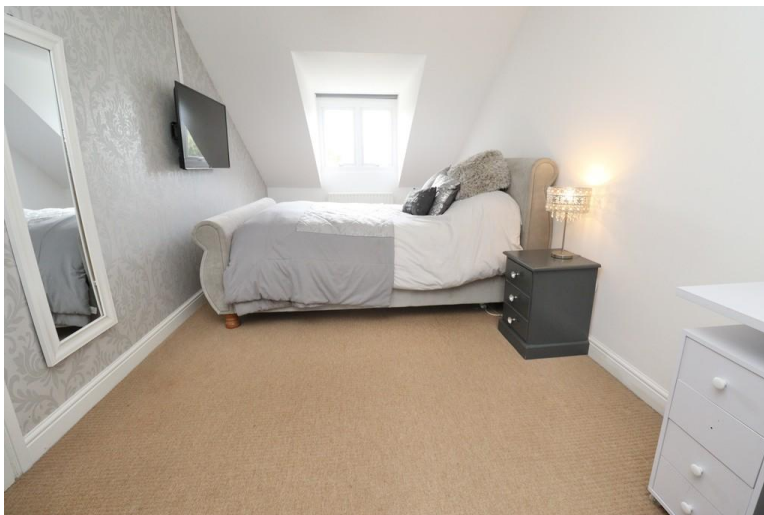
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

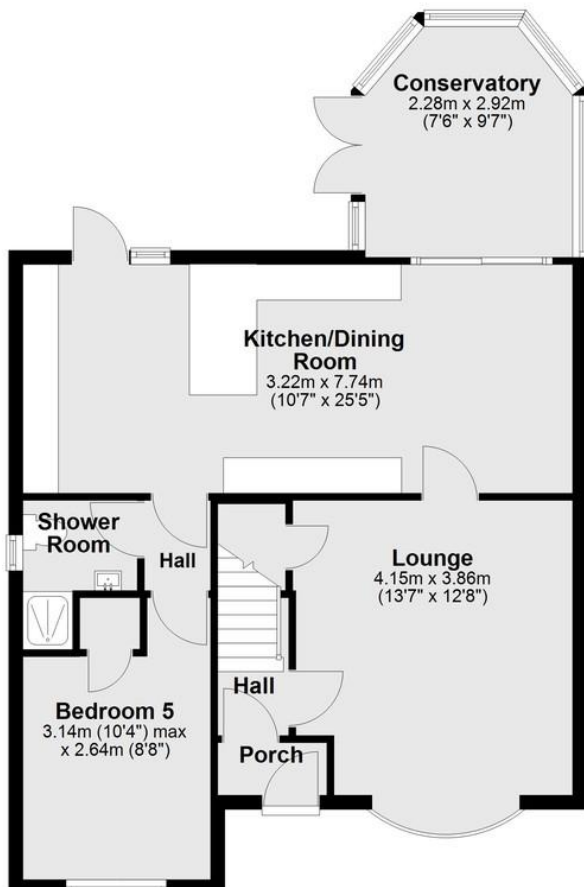
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





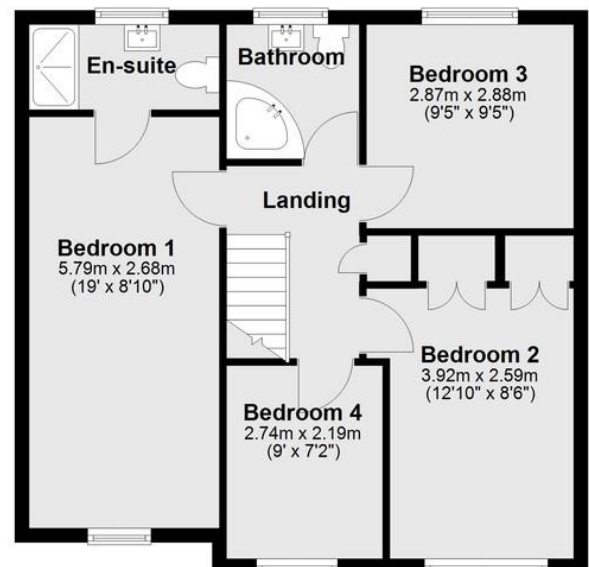
Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 125.5 sq. metres (1351.4 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.

www.mundys.net