



1 Top Lodge Close, Lincoln, LN6 3JA



Book a Viewing!

£695,000

An executive and spacious three storey detached modern family home situated in a convenient cul de sac position just to the South of the Cathedral City of Lincoln. The generous accommodation on offer comprises of a welcoming Entrance Hall, Study, Dining Room, recently fitted quality Kitchen/Diner, complementing Utility Room, Cloakroom/WC and Lounge on the ground floor, four Bedrooms on the first floor, the master having fitted wardrobes, newly fitted 5 piece En-suite Shower Room and Dressing Room, Jack and Jill Shower Room to Bedrooms 2 and 3 and four piece Family Bathroom. The second floor offers two further Bedrooms and a Bathroom. The property sits on a generous plot with a block paved driveway and detached triple garage, currently being utilised as a games room and workshop with loft storage, an established front garden and an enclosed rear garden with a lawned area, gravelled area and decked area with hot tub.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

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

ENTRANCE HALL

With staircase to the first floor, wood effect laminate flooring and three radiators.

STUDY

10' 0" x 8' 8" (3.05m x 2.65m) With double glazed window to the front aspect, wood effect laminate flooring and radiator.

DINING ROOM

12' 3" x 8' 8" (3.74m x 2.66m) With double glazed window to the side aspect, wood effect laminate flooring and radiator.



KITCHEN/DINER

22' 9 (max)" x 19' 6 (max)" (6.93m x 5.94m) newly fitted by Wren Kitchens with a stylish and quality range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, two integrated fridge freezers, integrated dishwasher, twin electric oven, 5 ring gas hob with extractor fan over, wood effect flooring, spotlights, under counter lights, double glazed windows to the front and rear aspects and two radiators.

UTILITY ROOM

8' 1" x 7' 7" (2.47m x 2.33m) Newly fitted with a range of wall and base units with work surfaces over to complement the kitchen, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wood effect flooring, spotlights, double glazed window to the side aspect and door to the garden.



CLOAKROOM/WC

7' 7" x 4' 9" (2.33m x 1.46m) With close coupled WC, pedestal wash hand basin, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

LOUNGE

19' 9" x 17' 6" (6.02m x 5.34m) With inset contemporary living flame gas fire, two double glazed windows to the rear aspect, double glazed French doors to the garden and two radiators.

FIRST FLOOR LANDING

With double glazed window to the front aspect.

BEDROOM 1

19' 9" x 17' 6" (6.03m x 5.34m) Fitted with a range of fitted wardrobes and drawers, three double glazed windows to the side and rear aspects, ceiling fan, spotlights and two radiators.





DRESSING ROOM

7' 9" x 6' 5" (2.37m x 1.96m) With airing cupboard, dressing table and double glazed window to the side aspect.

EN-SUITE SHOWER ROOM

7' 9" x 7' 8" (2.37m x 2.36m) Newly fitted with a modern five piece suite comprising of shower cubicle, close coupled WC, bidet and twin wash hand basins on a vanity stand, tiled flooring, part tiled walls, shaver point, radiator, spotlights and double glazed window to the side aspect.

BEDROOM 2

13' 7" x 10' 8" (4.15m x 3.26m) With double glazed window to the front aspect and radiator.



JACK AND JILL SHOWER ROOM

8' 9" x 5' 3" (2.67m x 1.62m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, shaver point, radiator and double glazed window to the rear aspect.

BEDROOM 3

13' 9" x 8' 8" (4.21m x 2.65m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

11' 7" x 8' 8" (3.55m x 2.66m) With double glazed window to the front aspect and radiator.



FAMILY BATHROOM

10' 8" x 8' 9" (3.26m x 2.67m) Fitted with a four piece suite comprising of freestanding roll top bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, part tiled walls, shaver point, radiator, spotlights and double glazed window to the side aspect.

SECOND FLOOR LANDING

With Velux window and spotlights.

BEDROOM 5

14' 7" x 10' 8" (4.46m x 3.26m) With Velux window to the front, double glazed window to the side aspect, eaves storage and radiator.



BEDROOM 6

14' 7" x 8' 10" (4.46m x 2.70m) With Velux window to the front, double glazed window to the side aspect, eaves storage and radiator.

BATHROOM

12' 3" x 4' 1" (3.74m x 1.27m) Fitted with a three piece suite comprising of corner bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, shaver point, radiator and Velux window.



OUTSIDE

The property sits on a generous plot in a cul de sac position. To the front there is an established garden well stocked with mature shrubs. There is a block paved driveway providing off street parking and giving access to the detached triple garage. To the side and rear of the property there are fully enclosed gardens with lawned area, decked seating area with covered hot tub, gravelled areas, mature shrubs and garden shed with power.

TRIPLE GARAGE

The garage is currently being utilised as a games room and workshop, with light, power and loft storage. The vendors have advised the garage has previously had planning permission to convert to an annex, however this has currently lapsed.

WEBSITE

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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:

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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