



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 S outh 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

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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 Our details web site show sall our available properties and a ko gives extensive information on all aspects of moving home, localarea information and helpful information for buyers and selers. This can be found at num dys.net

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

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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 Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in add ition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer eports, call 01 522 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.

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

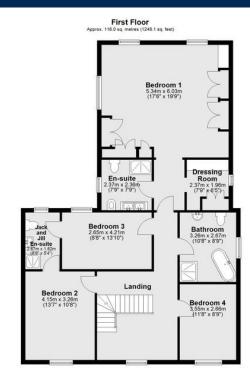
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to are these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

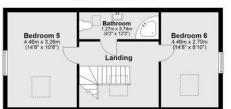
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Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in Eng land NO. OC 353 705. The Partners are not Partners for the pur poses of the Partnersh ip Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Second Floor prox. 44.2 sq. metres (475.3 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 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.