



37 Sandwell Drive

Lincoln, LN6 0XY

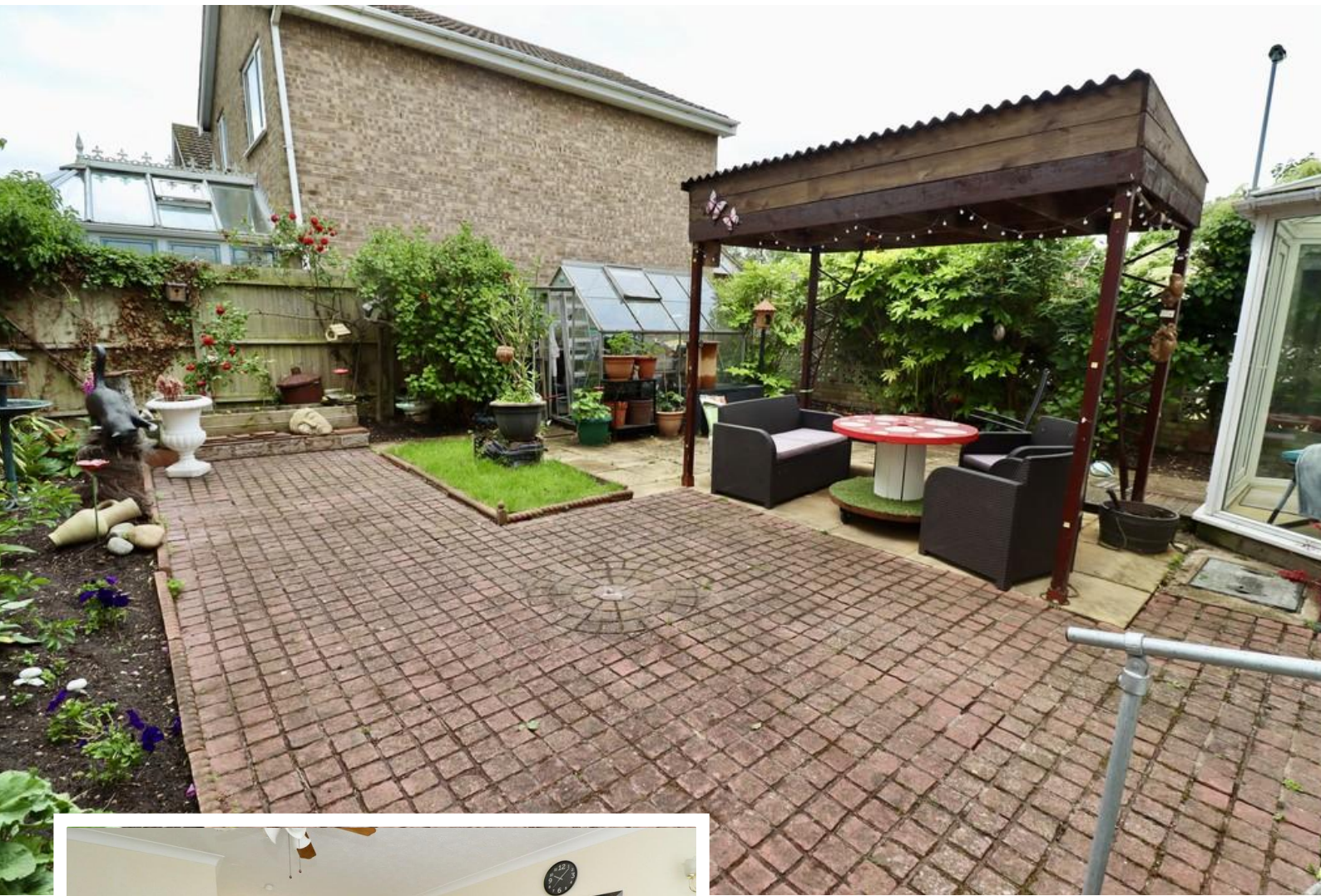


Book a Viewing!

£285,000

Positioned on a fantastic corner plot in this popular residential location to the South of the Cathedral City of Lincoln, with well-presented and spacious accommodation comprising of porch, hall, lounge/dining room, conservatory, breakfast room, kitchen and a first floor landing leading to three bedrooms, en-suite shower room and a family bathroom. Outside the property benefits from two driveways, a single garage and corner plot gardens to the front, side and rear. Viewing of this property is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

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. The property is located close to Doddington Park, with the Birchwood shopping precinct nearby and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.



PORCH

With double glazed windows to the front and side aspects.

HALL

With staircase to the first floor and radiator.

LOUNGE/DINING ROOM

23' 7 (max)" x 13' 5 (max)" (7.19m x 4.09m) With double glazed window to the front aspect, double glazed sliding patio door to the conservatory, electric fire set within a feature fireplace and two radiators.

CONSERVATORY

9' 9" x 8' 2" (2.99m x 2.51m) With double glazed French doors to the rear garden and tiled flooring.

BREAKFAST ROOM

9' 9" x 7' 10" (2.98m x 2.41m) With double glazed window to the rear aspect, storage cupboards, understairs cupboard, wall mounted gas fired central heating boiler and radiator.

KITCHEN

14' 0" x 7' 6" (4.29m x 2.30m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, eye level electric oven, gas hob, spaces for fridge freezer, washing machine, tumble dryer and dishwasher, tiled splashbacks and door to the rear garden.

FIRST FLOOR LANDING

With airing cupboard.

BEDROOM 1

16' 7" x 10' 4" (5.08m x 3.15m) Formerly two bedrooms converted into one large bedroom, with two double glazed windows to the front aspect and two radiators.



BEDROOM 2

9' 10" x 7' 6" (3.02m x 2.31m) With double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks and double glazed window to the rear aspect.

BEDROOM 3

10' 6" x 9' 10" (3.21m x 3.00m) With double glazed window to the rear aspect, two wardrobes and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls, radiator and double glazed window to the rear aspect.

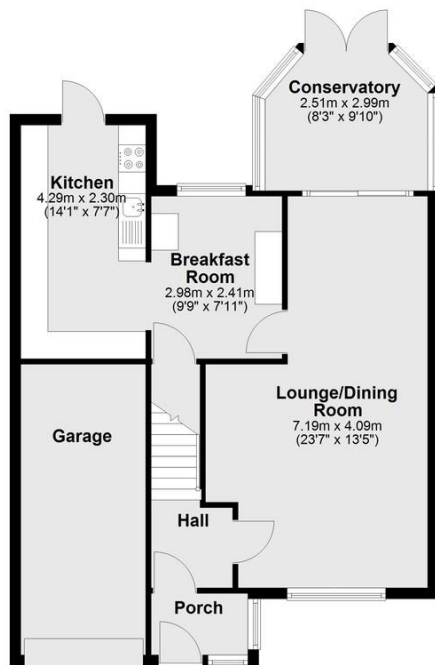
OUTSIDE

The property sits on a generous corner plot with lawned gardens to the front and side, a block paved driveway providing off street parking and access to the single garage and an additional driveway to the side of the property. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed landscaped garden with paved seating areas, covered seating area, mature shrubs and a greenhouse.





Ground Floor
Approx. 69.3 sq. metres (745.4 sq. feet)



Total area: approx. 115.3 sq. metres (1241.5 sq. feet)

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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, 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 Walter and Callum Lyman will be able to provide information on 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.

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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.

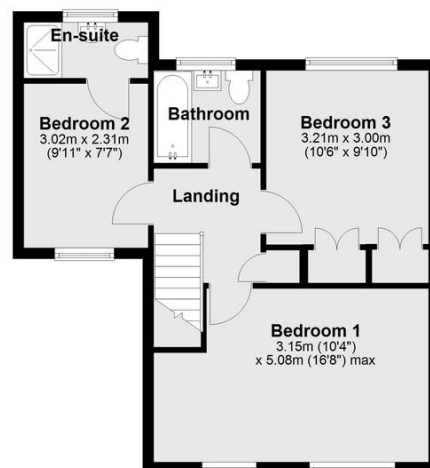
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

- 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.
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First Floor
Approx. 46.1 sq. metres (496.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
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.

