



**19 Breedon Drive,
Lincoln, LN1 3XA**



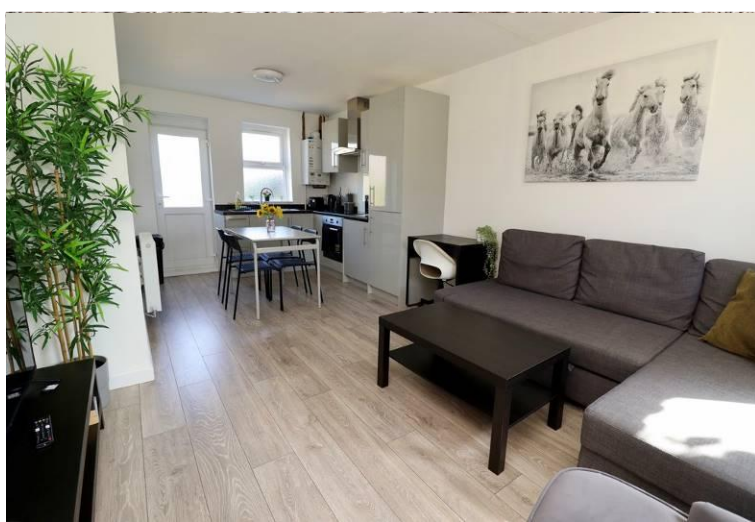
Book a Viewing!

£240,000

Situated in the ever popular Uphill area of Lincoln, a spacious and versatile Four Bedroom Semi Detached House. The property has immaculate internal living accommodation including self contained annex accommodation. The main accommodation comprises of Hall, Cloakroom/WC, Lounge/Kitchen/Diner, Ground Floor Bedroom, First Floor Landing, two further Double Bedrooms and Bathroom. The Annex has a Double Bedroom, Kitchenette and Shower Room. Outside there are low maintenance gardens to the front and rear, a driveway and a single garage. Viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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.





HALL

With staircase to the first floor, under stairs storage cupboard, radiator and laminate flooring.

CLOAKROOM/WC

With close coupled WC and pedestal wash hand basin, towel radiator, laminate flooring and double glazed window to the front aspect.

LOUNGE/DINER

19' 9" x 11' 4" (6.02m x 3.46m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and washing machine, electric oven with induction hob and extractor fan, wall mounted gas fired central heating boiler, two radiators, laminate flooring, double glazed windows to the front and rear aspect and door to the garden.



BEDROOM 3

12' 3" x 8' 6" (3.75m x 2.60m) With double glazed window to the rear aspect, fitted wardrobe with mirror fronted sliding doors, laminate flooring and radiator.

ANNEX ACCOMMODATION

BEDROOM

14' 10" x 6' 2" (4.53m x 1.88m) With separate entrance door, double glazed window and door to the rear garden, laminate flooring and radiator.



KITCHENETTE

5' 1" x 3' 7" (1.57m x 1.11m) Fitted with base units with work surfaces over, stainless steel sink with mixer tap over, two ring induction hob, space for washing machine, tiled splashbacks and laminate flooring.

SHOWER ROOM

9' 6" x 3' 7" (2.90m x 1.11m) Fitted with a three-piece suite comprising of shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator and tiled splashbacks.



FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

12' 0" x 8' 7" (3.67m x 2.63m) With two double glazed windows to the front aspect, laminate flooring and radiator

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC.



BEDROOM 2

10' 9" x 9' 8" (3.29m x 2.96m) With double glazed window to the rear aspect, laminate flooring and radiator.

BATHROOM

8' 5" x 5' 6" (2.58m x 1.69m) Fitted with a three-piece suite comprising of panelled bath with electric shower over and glass shower screen, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, tiled splashbacks and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled driveway behind hedging with mature shrubs inset. To the rear there is an enclosed low maintenance garden laid mainly to gravel with shrubs and garden shed. There is a driveway providing off street parking and a single garage.





WEBSITE

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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.

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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

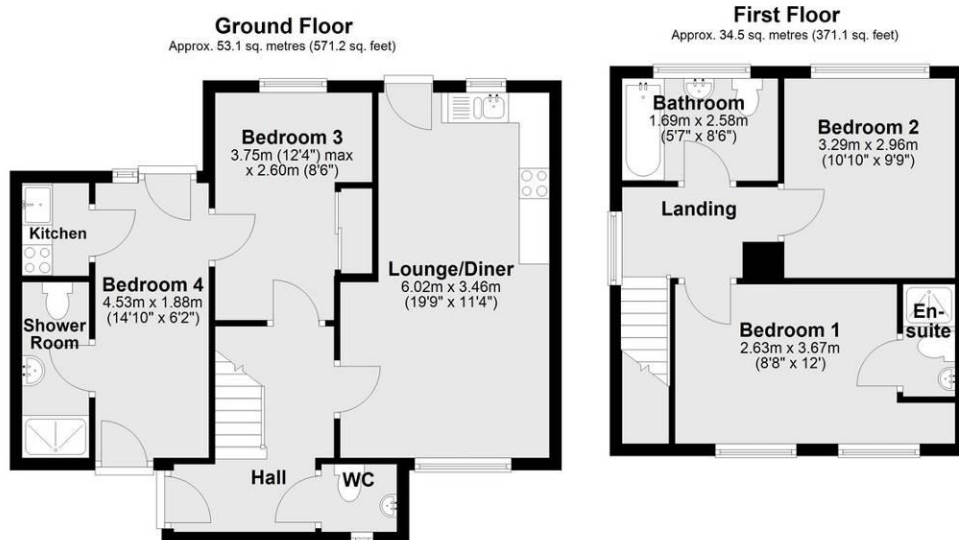
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

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

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Total area: approx. 87.5 sq. metres (942.3 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 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.

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