



**68 Shearwater Road,
Lincoln, LN6 0XA**



Book a Viewing!

£450,000

A well-presented and extended detached family home situated within this sought after residential location to the South of the City and being within close proximity to Hartsholme Country Park. The internal living accommodation briefly comprises of Entrance Hall, Cloakroom, Lounge and Dining Room, fitted Breakfast Kitchen, Side Entrance, Garden Room and a First Floor Landing leading to four Bedrooms, Dressing Area and En-suite Wet Room to the principal Bedroom, further En-suite to the Guest Bedroom, Bedroom 5/Study and a Family Bathroom. Outside there are well-maintained gardens to both the front and rear. There is also a blocked paved driveway providing off road parking/hardstanding for vehicles and giving access to the Integral Garage. The property further benefits from gas central heating and viewing is highly recommended.



68 Shearwater Road, Lincoln, LN6 0XA



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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.





ENTRANCE HALL

With main entrance door, stairs to the first floor, understairs cupboard and wood flooring.

CLOAKROOM

With WC, wash hand basin, radiator, part tiled surround, tiled flooring and double glazed window to the front elevation.

LOUNGE

17' 2" into bay x 12' 11" (5.23m x 3.94m) With double glazed bay window to the front elevation, feature fireplace, coving to ceiling, double radiator and double door to the dining room.



DINING ROOM

10' 10" x 10' 10" (3.3m x 3.3m) With double glazed sliding patio doors to the rear garden, coving to ceiling and double radiator.

BREAKFAST KITCHEN

14' 9" x 11' 3" max (4.5m x 3.43m) Fitted with a range of wall and base units, solid wood worktops, double sink, central island with base units and drawers, a range of integral integrated appliances including dishwasher, washing machine, microwave, full length fridge and freezer, a Range master cooker and an extractor hood, radiator and double glazed window to the rear elevation.



SIDE ENTRANCE

With side entrance door, double glazed window and Ideal gas central heating boiler.

GARDEN ROOM

12' 11" plus bay x 9' 9" (3.94m x 2.97m) With double glazed bay window to the rear elevation, tiled flooring, double radiator, double glazed window to the side elevation and double glazed patio doors.

FIRST FLOOR LANDING

With access to the roof void, coving to ceiling and airing cupboard.

BEDROOM

15' 8" x 10' 2" (4.78m x 3.1m) With two double glazed windows to the front elevation, radiator and coving to ceiling.

DRESSING ROOM

8' 10" x 6' 6" (2.69m x 1.98m) With a range of fitted wardrobes, radiator and double glazed window to the side elevation.

EN-SUITE

With walk-in shower area, WC, wash hand basin with vanity cupboards, towel radiator, tiled flooring and tiled walls.





BEDROOM
17' 7" x 9' 9" (5.36m x 2.97m) With two double glazed windows, double radiator and built-in double wardrobe.

BEDROOM
13' 0" x 9' 11" (3.96m x 3.02m) With double glazed window to the front elevation and double radiator.

EN-SUITE
With fitted shower cubicle, wash hand basin with vanity drawers below and tiled walls.

BEDROOM
11' 8" x 8' 0" (3.56m x 2.44m) With double glazed window to the rear elevation and radiator.

BEDROOM/STUDY
7' 10" x 7' 8" (2.39m x 2.34m) With double glazed window to the rear elevation and radiator.

BATHROOM
8' 4" x 7' 0" (2.54m x 2.13m) With suite to comprise of bath with shower over, WC and wash hand basin, fitted vanity cupboard, tiled flooring, part tiled surround, towel radiator and double glazed window.

GARAGE
With electric up and over door.

OUTSIDE
There are well-maintained gardens to both the front and rear. There is a front garden with a range of flowerbeds, shrubs and trees, a blocked paved driveway providing off road parking/hardstanding for vehicles and giving access to the integral single garage. There is a side gated access leading to the well-maintained and mature rear garden with shaped lawned area, paved walkways, patio/seating areas, a wide variety of flowerbeds, flowers, shrubs and borders, pond and a secure side storage area.



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

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 - HOW WE MAY REFER YOU TO
Sills & Butteridge, 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 Water 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 are for the vendors (lessors) for whom they act as Agents given to the best of their knowledge.

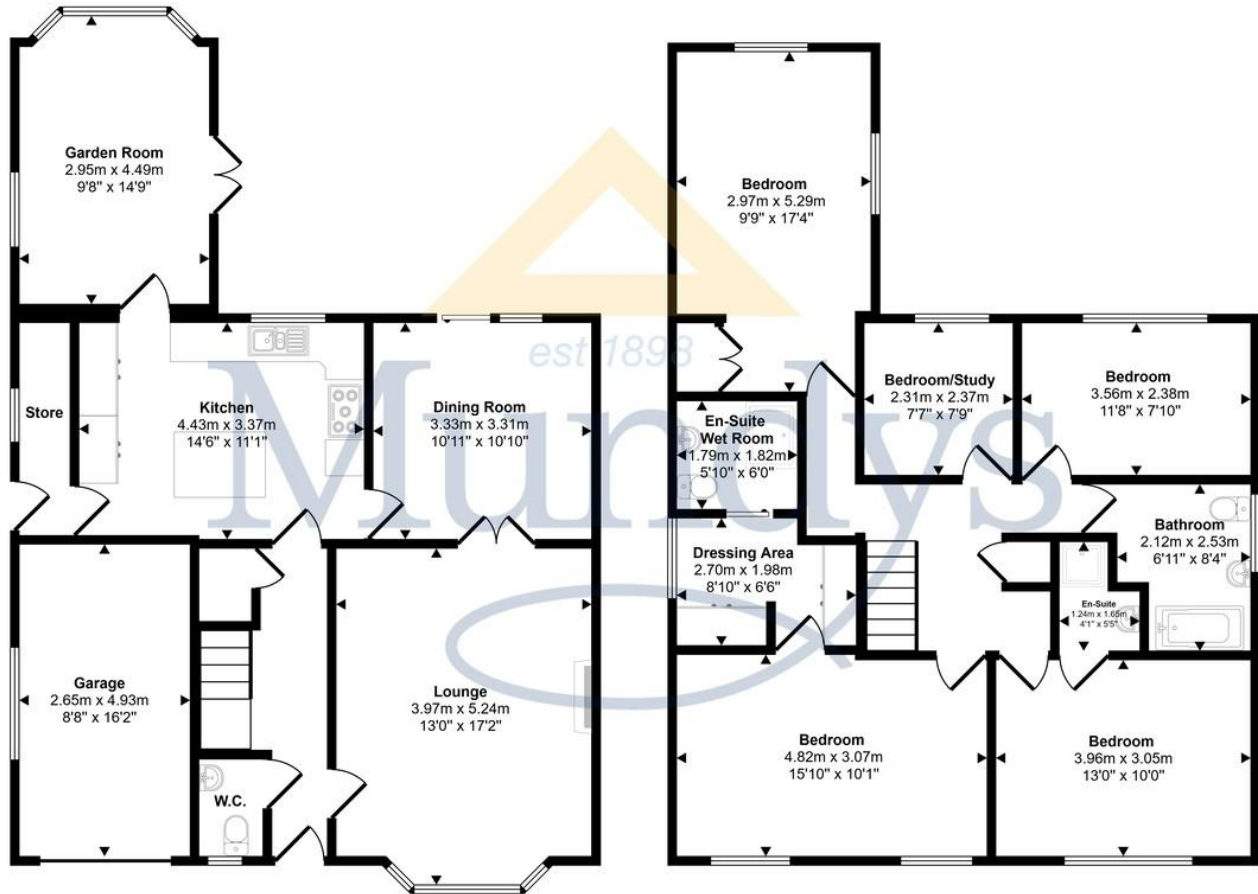
1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.

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.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office: 29 Silver Street, Lincoln, LN2 1AS.



Approx Gross Internal Area
174 sq m / 1874 sq ft



Ground Floor
Approx 87 sq m / 941 sq ft

First Floor
Approx 87 sq m / 933 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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