



**101 Western Avenue,
Lincoln, LN6 7SZ**



£425,000

[Book a Viewing!](#)

Four Bedroom Detached Family Home offers modern and versatile living, ideal for families. The accommodation is beautifully presented throughout and comprises of a welcoming Entrance Hall, convenient Cloakroom/WC, generous Lounge with bay window, separate Dining Room, a stunning Sun Room extension provides a bright and relaxing space, a contemporary Kitchen/Breakfast Room, complemented by a practical Utility Room. Upstairs, the property offers four well-proportioned Double Bedrooms, including a Principal Bedroom with its own En-suite Shower Room, along with a stylish and modern Family Bathroom. Outside, the property has attractive front and rear gardens, a driveway providing off-street parking, and a single integral garage. This exceptional property combines space, style, and location, making it an ideal choice for growing families looking to settle in a desirable area close to the heart of Lincoln. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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

HALL

With staircase to the first floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, laminate flooring and radiator.

LOUNGE

16' 7" x 11' 6" (5.08m x 3.51m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and two radiators.



DINING ROOM

13' 10" x 9' 6" (4.24m x 2.90m) With bi-fold doors to the sun room, laminate flooring and radiator.

SUN ROOM

9' 11" x 8' 11" (3.03m x 2.72m) With double glazed bi-fold doors to the rear garden, two double glazed windows to the rear aspect, three Velux windows, laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM

18' 0" x 9' 4" (5.51m x 2.85m) Fitted with a stylish range of wall and base units with work surfaces over, twin Neff electric ovens, Neff induction hob with extractor fan, integrated freezer, spaces for fridge freezer, plumbing for dishwasher, 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, laminate floor, spotlights, two radiators, three double glazed windows to the side and rear aspects.



UTILITY ROOM

8' 11" x 5' 9" (2.73m x 1.76m) Fitted with a range of wall and base units to compliment the kitchen with work surfaces over, sink with side drainer and mixer tap over, space for washing machine, tiled splashbacks, laminate flooring, radiator, personnel door to the garage and side door to the garden.

FIRST FLOOR LANDING

With airing cupboard and radiator.



BEDROOM 1

16' 8" x 11' 6" (5.09m x 3.53m) With a range of fitted wardrobes, double glazed bay window to the front aspect and radiator.

EN SUITE SHOWER ROOM

6' 3" x 5' 10" (1.91m x 1.78m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, towel radiator, part tiled walls, spotlights and double glazed window to the front aspect.



BEDROOM 2

14' 0" x 11' 9" (4.27m x 3.59m) With a double fitted wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM 3

11' 8" x 10' 3" (3.56m x 3.13m) With a double fitted wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 10" x 9' 5" (3.02m x 2.89m) With double glazed window to the front aspect and radiator.



BATHROOM

7' 6" x 6' 2" (2.29m x 1.88m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, towel radiator, part tiled walls, spotlights and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a driveway providing off street parking for multiple vehicles and access to the garage. The garage has up-and-over door to the front, personnel door to the utility room, wall mounted gas fired central heating boiler, light and power. To the rear of the property there is an enclosed garden backing onto playing fields, laid mainly to lawn with a patio seating area, mature shrubs, flower beds, brick store and greenhouse.





WEB SITE

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 – WHO WE MAY REFER YOU TO

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.

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 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.

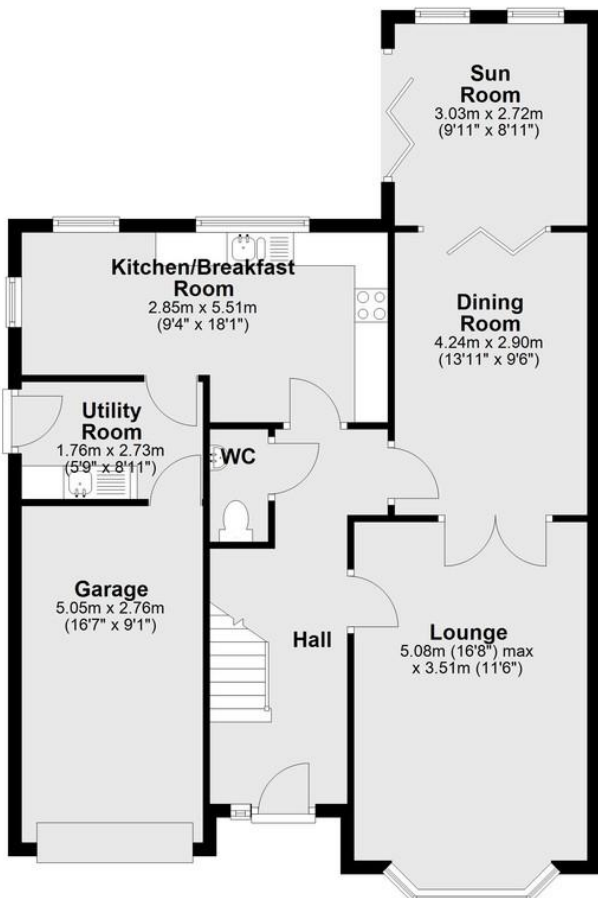
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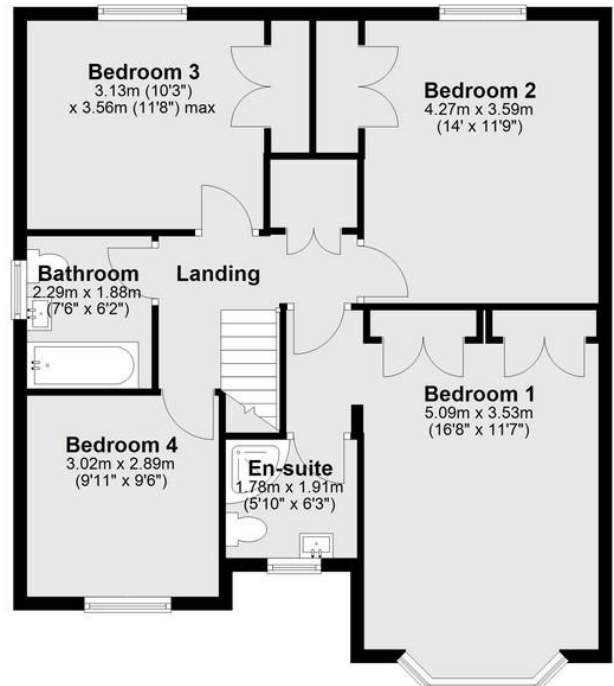
Ground Floor

Approx. 86.5 sq. metres (931.3 sq. feet)



First Floor

Approx. 75.9 sq. metres (816.7 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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