



**3 Curle Avenue,
Lincoln, LN2 4AN**



Book a Viewing!

£530,000

A fantastic four bedroom semi detached family home located in this prestigious and sought-after Uphill location close to Lincoln's Bailgate. The property has many original features and spacious extended living accommodation comprising of Entrance Hall, Inner Hall, Lounge with bay window, Sitting Room, Dining Room, Conservatory, Cloakroom/WC, modern fitted Kitchen/Breakfast Room, and a First Floor Landing leading to four well appointed Bedrooms, Family Bathroom and a separate WC. Outside there is a driveway for multiple vehicles, an integral garage and a generous and private rear garden. Viewing is highly recommended to appreciate the accommodation on offer and the prestigious Uphill position in which it sits.



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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

ENTRANCE HALL

With radiator.

INNER HALLWAY

With staircase to the first floor, understairs storage cupboard housing the gas fired central heating boiler, oak flooring and radiator.

LOUNGE

13' 11" x 13' 9" (4.25m x 4.20m) With double glazed bay window to the front aspect, two double glazed windows to the side aspect, decorative fireplace, oak flooring and two radiators.



DINING ROOM

14' 7" x 8' 4" (4.45m x 2.56m) With radiator.

SITTING ROOM

9' 10" x 9' 7" (3.02m x 2.94m) With double glazed French doors to the conservatory and radiator.

CONSERVATORY

13' 11" x 10' 3" (4.25m x 3.13m) With double glazed French doors to the rear garden, ceiling fan and tiled flooring.



KITCHEN/BREAKFAST ROOM

16' 8" x 9' 10" (5.10m x 3.01m) Fitted with a range of stylish wall and base units with worktops over, stainless steel sink with mixer tap over, integrated dishwasher and washing machine, eye level electric oven and microwave, five ring induction hob with extractor fan over, space for fridge freezer, breakfast bar, tiled splashbacks, laminate flooring, double glazed windows to the side and rear aspects, radiator, spotlights and downlighters.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled walls and flooring, window to the side aspect and radiator.

REAR PORCH

With door to the rear garden, tiled flooring and radiator.



FIRST FLOOR LANDING

With original stained glass window to the side aspect and radiator.

BEDROOM 1

13' 11" x 14' 0" (4.25m x 4.27m) With double glazed window to the front aspect, two built-in wardrobes and radiator.



BEDROOM 2

13' 11" x 13' 10" (4.25m x 4.24m) With double glazed window to the front aspect, built-in wardrobes and radiator.

BEDROOM 3

14' 7" x 11' 10" (4.47m x 3.61m) With double glazed window to the rear aspect, built-in cupboard and radiator.

BEDROOM 4

13' 3" x 7' 7" (4.05m x 2.32m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a stylish three piece suite comprising of freestanding bath tub, shower cubicle and wash hand basin in a vanity style unit, tiled flooring, part tiled walls, chrome towel radiator, storage cupboard and double glazed window to the side aspect.

SEPARATE WC

With close coupled WC, tiled flooring, part tiled walls, double glazed window to the side aspect, spotlights and radiator.



OUTSIDE

To the front of the property there is a paved driveways providing off-street parking and access to a single garage. The garage has an up and over door to the front and lighting. There is a further paved driveway providing additional off street parking. There is a paved front garden behind low level wall with mature shrubs. To the rear is an enclosed private garden which is laid mainly to lawn with a patio seating area, flowerbeds and mature shrubs. There is an attached brick store with doors to the front and side, light and power.

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 – WHO WE MAY REFER YOU TO

SIR & Betteridge, Ringrose & Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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 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.

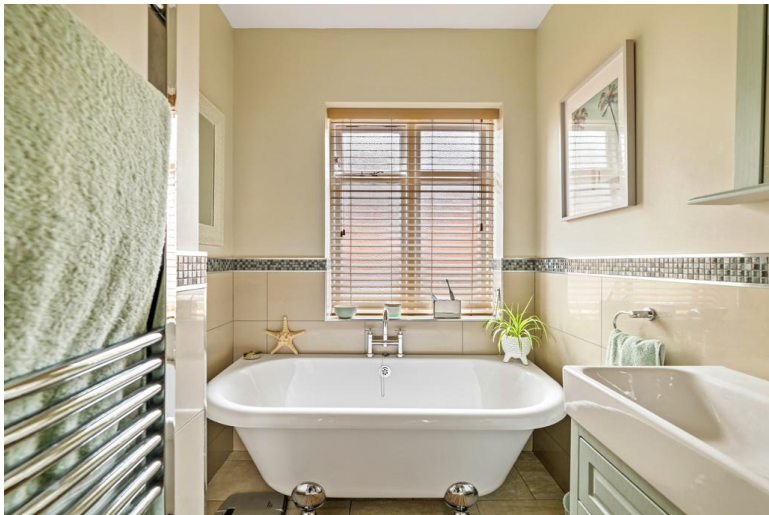
GENERAL

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

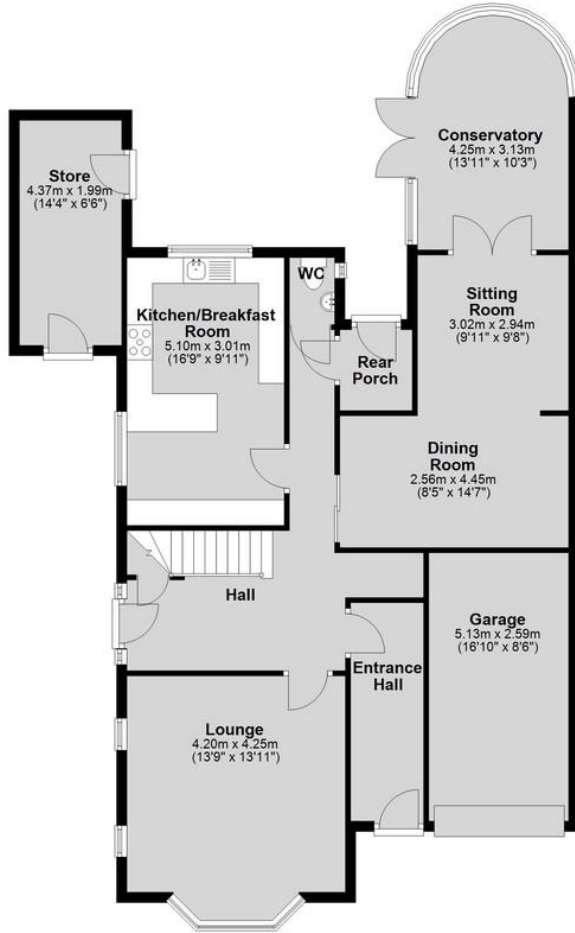
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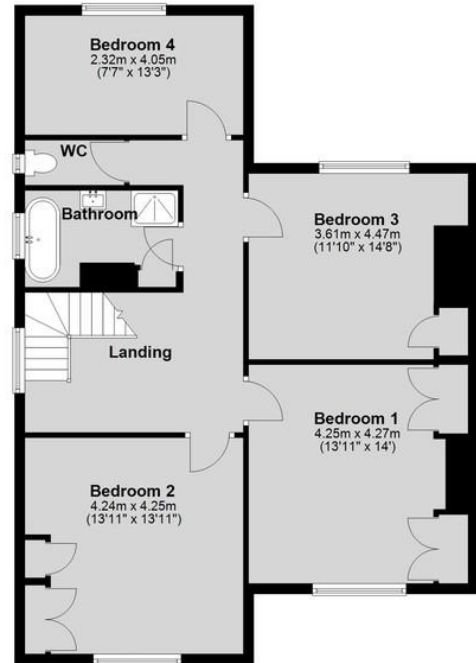
Ground Floor

Approx. 119.6 sq. metres (1289.4 sq. feet)



First Floor

Approx. 87.9 sq. metres (946.1 sq. feet)



Total area: approx. 207.7 sq. metres (2235.5 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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