



2 Lansdowne Avenue

Lincoln, LN6 7PU



Book a Viewing!

Offers in the Region of £230,000

Three Bedroom Semi-Detached | Landscaped Garden | Off-Street Parking | Carport & Workshop.

A well-presented three-bedroom semi-detached home, situated in a popular residential location to the south of Lincoln, offering modern and spacious living accommodation throughout. The property is in fantastic condition and would make an ideal home for a range of buyers. Viewing is highly recommended to appreciate the space, presentation, and fantastic garden this home has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.





PORCH

Accessed via a uPVC front door, opening into a useful entrance porch with further door leading into the inner hallway.

INNER HALLWAY

Features a covered radiator, stairs rising to the first floor landing, and glass panel doors leading to both the lounge and kitchen/diner.

LOUNGE

13' 6" x 11' 6" (4.13m x 3.52m) A bright and spacious bay-fronted reception room with a uPVC window to the front aspect, inset gas fire, coving to ceiling, and a double radiator.



KITCHEN

17' 8" x 8' 2" (5.39m x 2.51m) Fitted with a range of wall-mounted cupboards and base units, work surfaces, a stainless steel sink and drainer with mixer tap and freshwater dispenser and spaces for a cooker, washing machine and fridge freezer. There is a breakfast bar, complementary wall tiling, a radiator, uPVC window to the rear, sliding doors to the conservatory/dining room, and a side door leading to the carport/workshop.

CONSERVATORY/DINING ROOM

11' 3" x 7' 11" (3.43m x 2.43m) A fantastic additional reception space with uPVC windows and double doors opening onto the rear garden, radiator, and wall lighting - perfect for dining or entertaining.

LANDING

Provides access to three bedrooms and the wet room.



BEDROOM 1

11' 2" x 10' 7" (3.42m x 3.25m) With uPVC window to the front and radiator.

BEDROOM 2

10' 11" x 10' 7" (3.33m x 3.25m) With uPVC window overlooking the rear garden and radiator.

BEDROOM 3

7' 7" x 9' 10" (2.33m x 3.25m) (currently used as a study) With uPVC window to the front and radiator.

WETROOM

6' 2" x 5' 0" (1.90m x 1.54m) Fitted with a walk-in shower, WC, wash basin, towel radiator, and uPVC window to the rear.



OUTSIDE

To the front there is a driveway providing off-street parking and an additional gravelled area.

To the rear there is a beautifully landscaped rear garden, featuring a paved seating area, block-paved edging, lawned garden, established flowerbeds, gravel sections, vegetable plots, and a greenhouse - perfect for gardening enthusiasts.

CARPORT/WORKSHOP

17' 3" x 7' 5" (5.27m x 2.28m) Accessed from front and rear, with power and lighting - ideal for storage, hobbies, or additional utility space.



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

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 and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

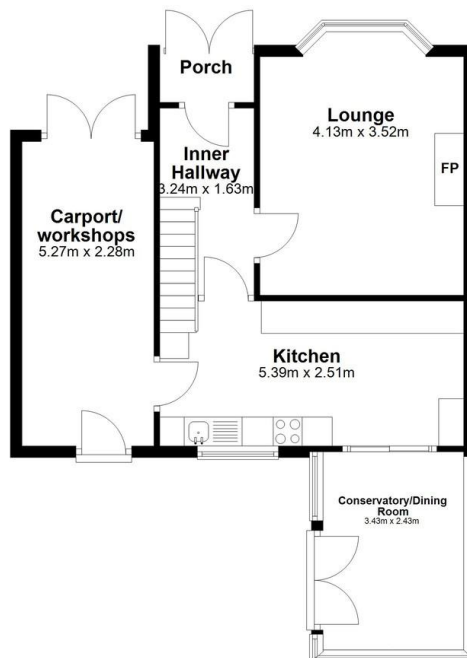
GENERAL

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:

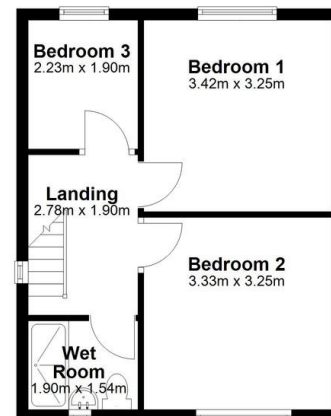
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



Total area: approx. 92.9 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

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.

