



19 Shaftesbury Avenue
Lincoln, LN6 0QN



Book a Viewing!

£675,000

An exceptional five bedroom detached home, beautifully positioned within the highly sought after Forest Park development, just south of the Historic Cathedral City of Lincoln. Impeccably upgraded by the current owner, this residence offers luxurious and high specification accommodation throughout. The generous accommodation is approx. 279 square metre and comprises a welcoming entrance hall, WC/boot room, elegant lounge and a versatile study. At the heart of the home is an impressive open plan kitchen, finished with Quartz worktops and premium integrated appliances, flowing seamlessly into a spacious living and dining area, opening onto the garden, filled with natural light. Additional ground floor highlights include a complimenting utility room, additional cloakroom/WC and a fifth bedroom complete with en-suite shower room, ideal for guests or multi-generational living. A galleried landing leads to four further well-appointed bedrooms on the first floor. The master suite enjoys a luxurious en-suite shower room, while the second bedroom boasts its own en-suite and a private balcony with views over the garden. Outside, the property is approached via a large driveway offering ample off street parking, complemented by a further gated block paved drive leading to a detached single garage. Set within approximately 0.31 acres, the grounds feature beautifully maintained front and rear lawns, creating a delightful setting for outdoor relaxing and entertaining. This outstanding home must be viewed to fully appreciate the quality, space and attention to detail of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

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

A welcoming and spacious entrance hall featuring a main entrance door, staircase to the first floor, useful understairs storage with fitted bench seating, LVT flooring, double glazed window to the side aspect, radiator and spotlights.

WC/BOOT ROOM

With a range of useful fitted storage cupboards, close coupled WC, wall hung wash hand basin, LVT flooring, double glazed window to the front aspect, towel radiator and spotlights.

LOUNGE

15' 10" x 15' 9" (4.83m x 4.82m) A cosy yet elegant space with double glazed bow window to the front aspect, media wall with feature electric fireplace beneath, radiator and wall lights.

STUDY

11' 10" x 11' 9" (3.63m x 3.59m) A versatile, self contained room, currently used as a home office, featuring two double glazed windows to the side aspect, LVT flooring, radiator and spotlights.

OPEN PLAN LIVING KITCHEN DINER

30' 4" x 25' 2" (9.26m x 7.69m)

KITCHEN AREA

The kitchen is fitted with a bespoke range of high quality wall and base units with pan drawers, complemented by Quartz worktops, integrated Neff and AEG appliances include a fridge, freezer, dishwasher, twin eye level hide-and-slide electric ovens and a 5-ring gas hob with extractor fan above, an undermount 1½ bowl sink with side drainer and mixer tap, together with a breakfast bar completes the space. Further features include LVT flooring, radiator, spotlights and a double glazed door leading out to the rear garden.

LIVING/DINING AREA

An impressive open plan living and dining area leading on from the kitchen, filled with natural light from twin double glazed French doors opening onto the rear garden and an additional double glazed side window, LVT flooring and two radiators.

UTILITY ROOM

11' 3" x 9' 6" (3.45m x 2.92m) Fitted with a range of base and wall units with Quartz worktops over to complement the kitchen, spaces for washing machine and tumble dryer, undermount sink with mixer tap over, storage cupboard, LVT flooring and double glazed window to the rear aspect.

CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, part tiled walls, LVT flooring, double glazed window to the rear aspect, towel radiator and spotlights.

BEDROOM 5

15' 6" x 16' 5" (4.73m x 5.02m) A versatile ground floor double bedroom with double glazed door and windows to the side aspect, LVT flooring, radiator and spotlights. This bedroom also benefits from its own en-suite shower room, this space could be fully self-contained, making it an ideal annexe or guest suite.





EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, LVT flooring, towel radiator and spotlights.

FIRST FLOOR LANDING

An impressive galleried landing with double glazed window to the front aspect, double airing cupboard and two radiators.

BEDROOM 1

15' 2" x 13' 10" (4.64m x 4.23m) Fitted with a stylish range of fitted wardrobes, double glazed window to the front aspect, wall lights and radiator.

EN-SUITE SHOWER ROOM

Fitted with a luxurious three piece suite comprising of walk-in shower cubicle with rainfall smart shower, close coupled WC and wash hand basin in a vanity style unit, LVT flooring, twin towel radiators, feature recessed lighting, spotlights and double glazed window to the front aspect.

BEDROOM 2

15' 11" x 10' 7" (4.87m x 3.25m) With double glazed window to the front aspect, double glazed sliding patio door to the rear balcony giving views of the garden and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, LVT flooring, towel radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 3

14' 0" x 12' 8" (4.28m x 3.88m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 7" x 8' 7" (3.84m x 2.62m) With double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

Fitted with a four piece suite comprising of raised bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, LVT flooring, towel radiator and double glazed window to the rear aspect.

OUTSIDE

The property is set back from a tree lined street by a lawned front garden with mature shrubs. To the front, there is an integral storage area with electric roller door, also housing the gas fired central heating boiler (replaced in July 2022). A large driveway provides ample off street parking for multiple vehicles, while a further gated block paved driveway to the side offers additional parking and access to the garage. The garage is well equipped with an electric roller door to the front, double glazed French doors to the side, lighting and power. The enclosed and private rear garden is laid mainly to lawn with a patio seating area and mature trees, with an additional substantial enclosed gravelled storage area to the side of the property. Further benefits include outside lighting, power sockets, hot and cold water taps to both front and rear and a five camera CCTV system.





WEBSITE
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CWH and J. Walter 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.

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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 550188 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 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. Murdys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

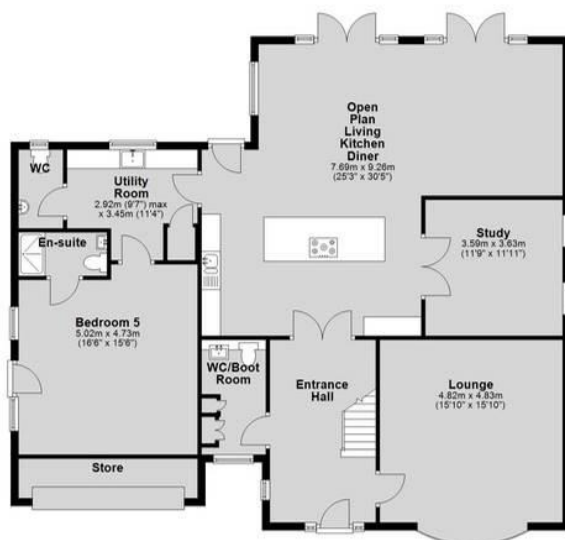
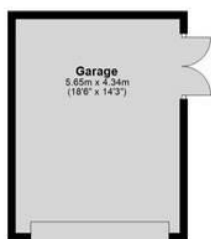
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Ground Floor
Approx. 174.7 sq. metres (1850.8 sq. feet)



Total area: approx. 272.3 sq. metres (2930.6 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 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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