



6 Manor Leas Close

Lincoln, LN6 8DE



Book a Viewing!

£315,000

Ideally positioned on the border between Lincoln and North Hykeham, this extended and tastefully presented three bedroom semi detached residence offers an excellent balance of space, comfort and style, making it an ideal family home. The generous living accommodation comprises of Entrance Hall, Cloakroom/WC, Lounge, separate Dining Room, fitted Kitchen, and a superb Sitting Room with delightful views across the rear garden and French doors providing direct access outside. The First Floor features a spacious landing with a versatile Study Area, three well-proportioned Bedrooms and a modern Family Bathroom. Set on a particularly generous plot, the property is enhanced by established lawned gardens to both the front and rear, together with a driveway providing ample off street parking and a single garage. Available with the added benefit of no onward chain, early viewing is strongly encouraged.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

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.



HALL

With staircase to the first floor and radiator.

CLOAKROOM/WC

With close coupled WC, wall hung wash hand basin, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.

LOUNGE

12' 10" x 11' 0" (3.93m x 3.37m) With double glazed window to the front aspect, gas fire set within a feature fireplace and radiator.

DINING ROOM

10' 1" x 7' 11" (3.09m x 2.42m) With double doors to the sitting room, double glazed window to the side aspect and radiator.



KITCHEN

10' 2" x 7' 8" (3.12m x 2.34m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated dishwasher, spaces for fridge freezer, cooker and washing machine, pantry cupboard, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

SITTING ROOM

With double glazed French doors to the rear garden, door to the side, double glazed windows to the side and rear aspects, laminate flooring and radiator.

FIRST FLOOR LANDING

With two double glazed windows to the side aspects, airing cupboard, study area and radiator.



BEDROOM 1

15' 8" x 11' 0" (4.79m x 3.37m) With double glazed window to the rear aspect, range of fitted wardrobes and radiator.

BEDROOM 2

12' 5" x 8' 11" (3.80m x 2.73m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 0" x 6' 8" (2.75m x 2.04m) With double glazed window to the front aspect and radiator.



BATHROOM

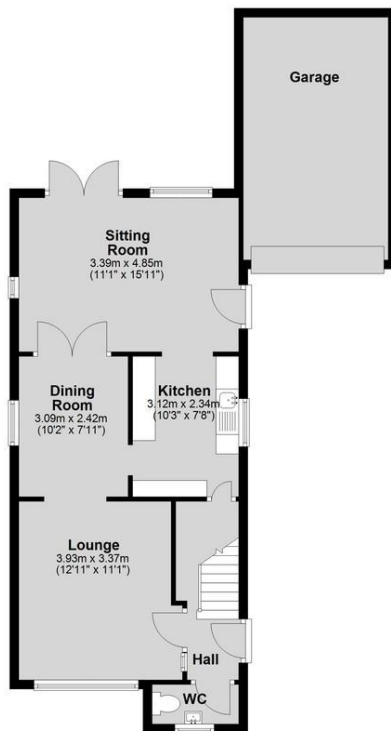
9' 0" x 5' 7" (2.75m x 1.72m) Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect.

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 single attached garage has an electric roller door to the front, light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area, mature shrubs, flowerbeds and garden shed.

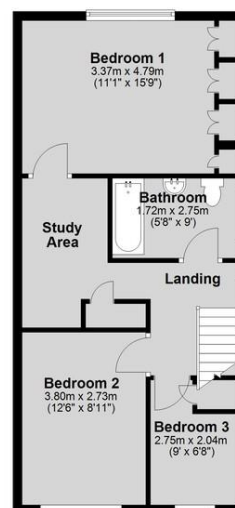


Ground Floor
Approx. 70.7 sq. metres (760.5 sq. feet)



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)

First Floor
Approx. 50.9 sq. metres (548.4 sq. feet)



29 – 30 Silver Street
Lincoln
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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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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 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, J Walter and Calum Lyman 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.

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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.
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