



**17 Montaigne Crescent,
Lincoln, LN2 4QN**



Book a Viewing!

£400,000

An impressive and beautifully Refurbished Four Bedroom Family Residence, thoughtfully reconfigured and finished to an exceptional standard throughout. The elegant and well proportioned accommodation comprises of a Porch, welcoming Entrance Hall, a stylish Lounge, and a stunning refitted Kitchen/Diner with integrated appliances, complemented by a bespoke Utility Room. The First Floor offers four generously sized Bedrooms, two enjoying contemporary En-suite facilities, together with a luxurious Family Bathroom. Occupying a prominent corner plot, the property benefits from attractive gravelled frontage, a private enclosed rear garden and a gravelled driveway providing ample off street parking. Viewing of this fine family home is highly recommended to appreciate this beautiful property. **NO CHAIN.**





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – TBC.

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 Lincoln Bishop University.



ACCOMMODATION

PORCH

11' 3" x 8' 0" (3.43m x 2.46m) With double glazed windows to the front and side aspects and laminate flooring.

HALL

With airing cupboard housing the gas fired central heating boiler, spotlights, laminate flooring and radiator.

LOUNGE

19' 1" x 10' 9" (5.83m x 3.30m) With double glazed French doors to the rear garden, double glazed window to the side aspect, spotlights, tiled flooring and tall radiator.



KITCHEN DINER

20' 9" x 15' 2" (6.34m x 4.63m) Fitted with a stylish range of wall and base units with work surfaces over, eye level electric oven, microwave, electric hob, integrated dishwasher and fridge freezer, undermount sink with mixer tap over, central island, spotlights, tiled flooring, tall radiator and double glazed French doors to the rear garden.

UTILITY ROOM

Fitted with wall units, worktops with spaces for washing machine and tumble dryer beneath, tiled flooring and towel radiator.



BEDROOM 1

16' 6 (max)" x 12' 9 (max)" (5.03m x 3.89m) With double glazed window and bay window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

11' 11" x 10' 5" (3.64m x 3.19m) With double glazed window to the side aspect and radiator.



EN-SUITE SHOWER ROOM

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

BEDROOM 3

13' 2" x 10' 6" (4.03m x 3.22m) With double glazed window and bay window to the side aspect and radiator.



BEDROOM 4

11' 10" x 9' 5" (3.62m x 2.89m) With double glazed bay window to the front aspect and radiator.



BATHROOM

Fitted with a modern piece suite comprising of a bath with rainfall shower over and glass shower screen, close coupled WC, twin wash hand basins in a vanity style unit, spotlights, laminate flooring and towel radiator.

OUTSIDE

The property sits on a corner plot. To the front there is a low maintenance gravelled garden. To the rear there is an enclosed garden laid mainly to artificial lawn with patio seating area and raised planters. There is a gravelled driveway providing off street parking for multiple vehicles.

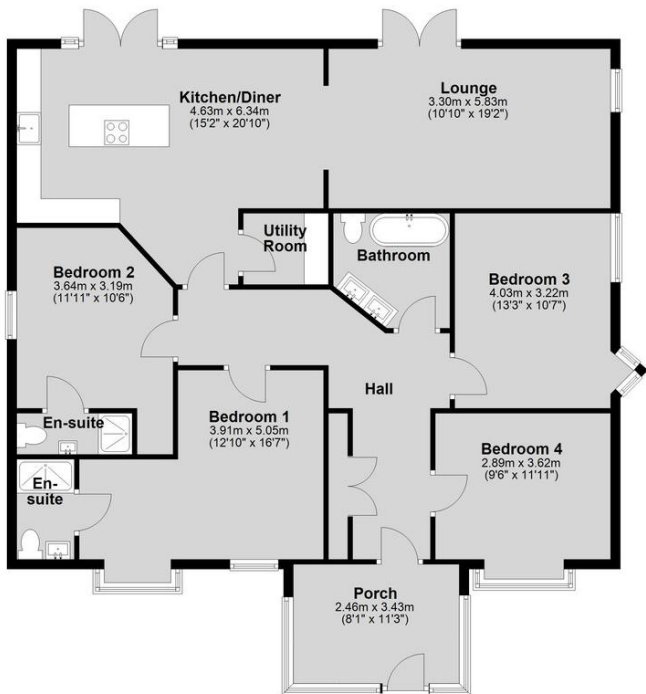






Ground Floor

Approx. 138.5 sq. metres (1491.3 sq. feet)



Total area: approx. 138.5 sq. metres (1491.3 sq. feet)

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

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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 & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gikon 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.

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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 are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

3. 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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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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