



**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.

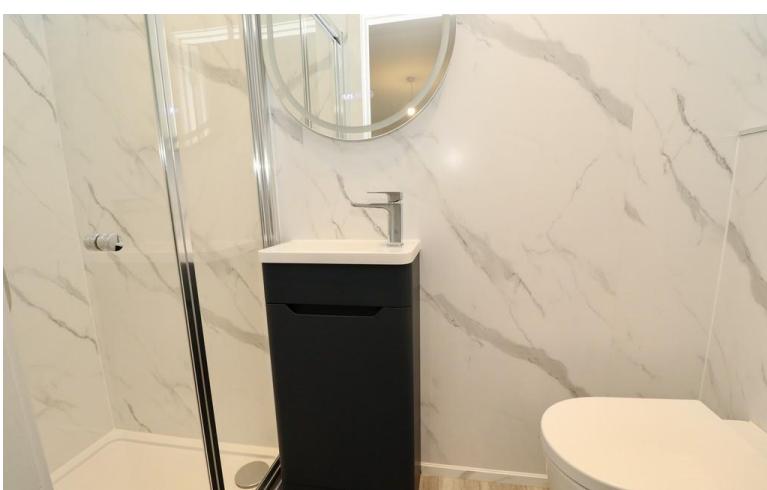


### BEDROOM 1

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 cubicle 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 cubicle, 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.

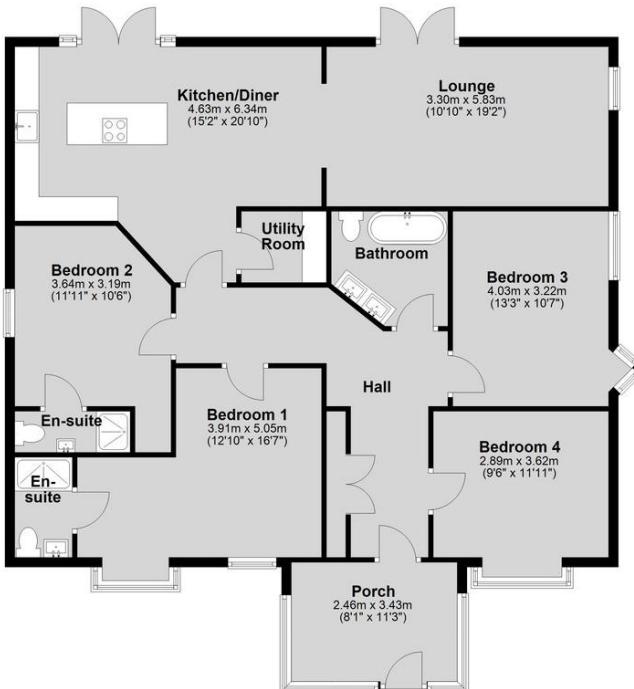






### Ground Floor

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



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

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.