



15 Buttery Close

Lincoln, LN6 8SL

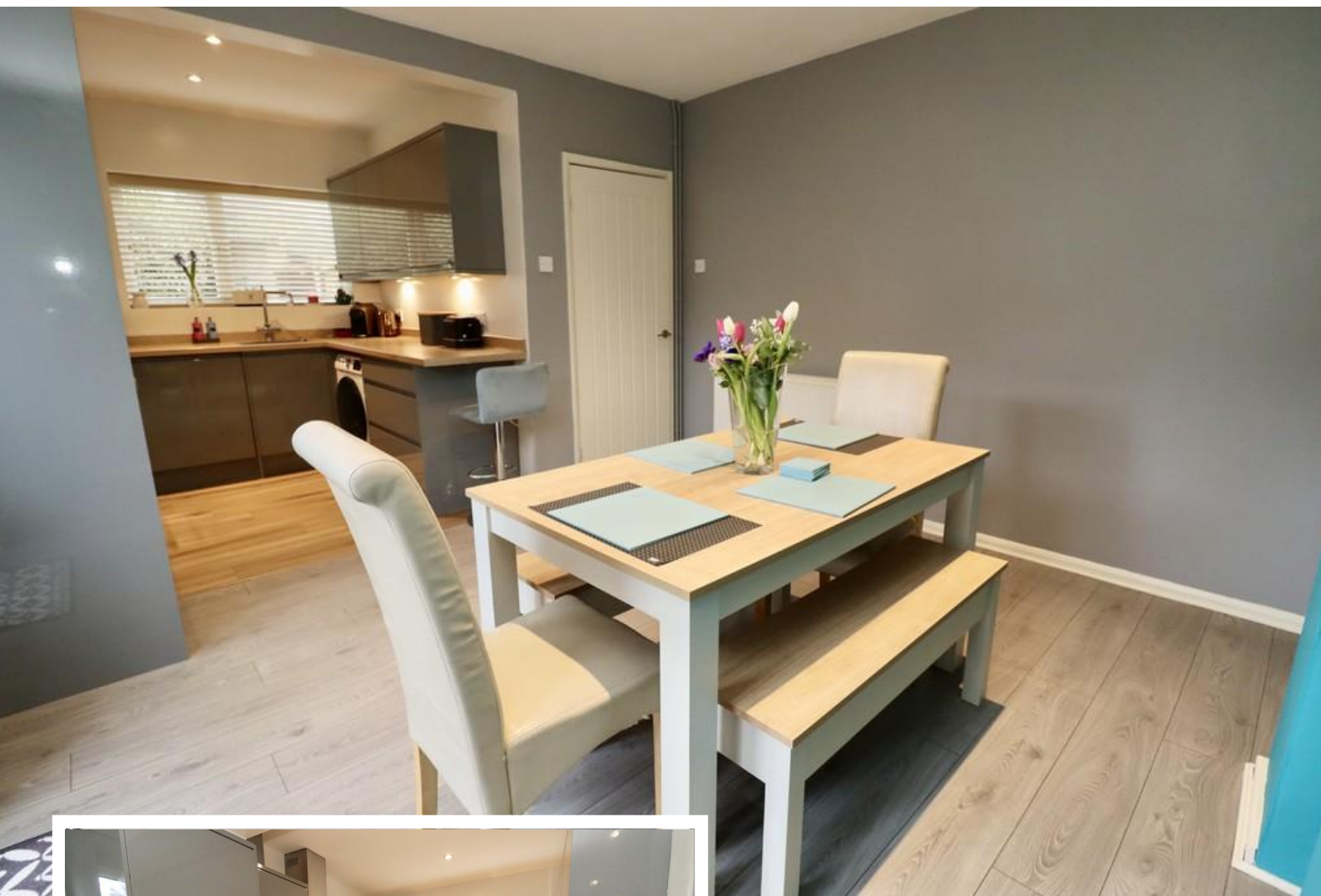


Book a Viewing!

£245,000

Ideally positioned on a generous plot at the end of a quiet cul de sac, on the border between Lincoln and North Hykeham, this immaculate Three Bedroom Semi Detached Home offers beautifully updated living accommodation throughout. The ground floor comprises an inviting Entrance Hall, a bright Lounge featuring a bay window, and a Dining Room opening into a stylish, refitted Kitchen. To the First Floor are three well proportioned Bedrooms and a modern Family Bathroom. Externally, the property benefits from a gravelled frontage, a driveway providing off street parking, a single garage, and a deceptively spacious, enclosed rear garden. Early viewing is highly recommended to fully appreciate this superb family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — B.

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. The property sits close to the border with North Hykeham. with a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



ACCOMMODATION

HALL

With staircase to the first floor, understairs storage cupboard, laminate flooring and double glazed window with wooden shutters to the side aspect.

LOUNGE

12' 5" x 11' 10" (3.81m x 3.63m) With double glazed bay window to the front aspect and radiator.

DINING ROOM

11' 10" x 11' 10" (3.63m x 3.62m) With double glazed French doors to the rear garden, laminate flooring, radiator and opening to the kitchen.



KITCHEN

7' 10" x 7' 10" (2.41m x 2.40m) Refitted with a stylish range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, sink with mixer tap with instant boiling water over, integrated fridge freezer and dishwasher, space for washing machine, laminate flooring, spotlights, under cabinet lights and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window with wooden shutters to the side aspect, loft access point and radiator.

BEDROOM 1

12' 6" x 11' 10" (3.82m x 3.63m) With double glazed window to the front aspect and radiator.



BEDROOM 2

11' 11" x 11' 10" (3.65m x 3.62m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 5" x 7' 4" (2.28m x 2.26m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a modern three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC, pedestal wash hand basin, tiled walls and flooring, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled garden and a driveway providing off street parking and access to the single garage. The garage is detached with up-and-over door to the front. To the rear there is a generous enclosed garden laid mainly to lawn with decked seating area, flower beds and mature shrubs. There is a boiler room housing the gas fired central heating boiler.





WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 then 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 then 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.

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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

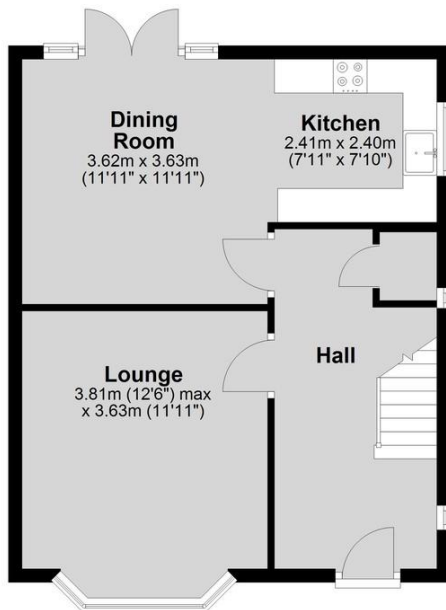
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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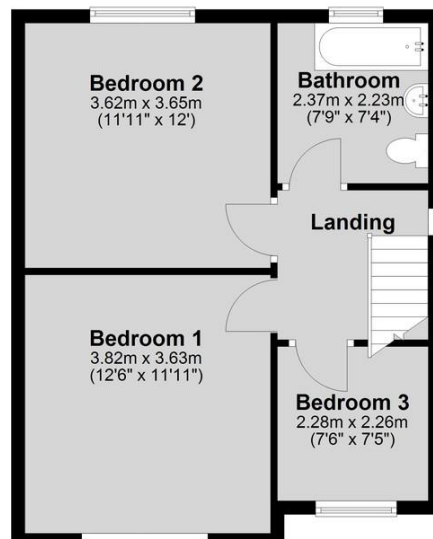
Ground Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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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