



**4 Troutbeck Close,  
Lincoln, LN2 4XD**



**Book a Viewing!**

**£320,000**

A substantially improved and thoughtfully extended four/five bedroom semi detached family home, superbly positioned within the ever popular Beckside Village development, to the north of the Cathedral City of Lincoln. The property offers immaculate, high quality and versatile living accommodation, comprising a welcoming Entrance Hall, elegant Lounge, a beautifully refitted contemporary Kitchen/Diner and a superb Family Room featuring bi-fold doors opening seamlessly onto the rear garden. Further ground floor accommodation includes a Utility Room and Cloakroom/WC. To the first floor there are three well appointed principal Bedrooms, in addition to an impressive master suite. The master suite incorporates an upper floor Bedroom, stylish En-suite Shower Room and a versatile adjoining space, ideal for use as a dressing room or potential fifth bedroom. Externally, the property benefits from a block paved driveway providing ample off street parking, an integral garage and well maintained gardens to both the front and rear. Viewing of this spacious and beautifully presented home is highly recommended.





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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 Bishop Grosseteste University.





## ACCOMMODATION

### HALL

With staircase to the first floor, bespoke under stairs storage, laminate flooring, tall radiator, spotlights and double glazed window to the side aspect.

### LOUNGE

13' 0" x 12' 2" (3.98m x 3.72m) With double glazed bay window to the front aspect, media wall with space for television and sound bar, side storage shelves with lighting and radiator.

### KITCHEN/DINER

8' 7" x 18' 4" (2.62m x 5.59m) Refitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, integrated fridge and dishwasher, breakfast bar, tiled splashbacks, laminate flooring, spotlights, tall radiator and double glazed window to the rear aspect.

### FAMILY ROOM

16' 8" x 7' 11" (5.10m x 2.42m) With double glazed bi-fold doors onto the rear garden, roof window, laminate flooring with underfloor heating and spotlights.

### UTILITY ROOM

With spaces for washing machine and tumble dryer, wall cupboards, tiled splashbacks, laminate flooring, radiator, spotlights and door to the rear garden.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls, laminate flooring, spotlights, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

### BEDROOM 2

11' 8" x 8' 6" (3.57m x 2.60m) With fitted wardrobe, double glazed bay window to the front aspect and radiator.

### BEDROOM 3

10' 0" x 9' 9" (3.06m x 2.99m) With double glazed window to the rear aspect and radiator.

### BEDROOM 4

8' 7" x 7' 8" (2.62m x 2.34m) With double glazed window to the front aspect, over stairs storage cupboard, laminate flooring and radiator.







## BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, chrome towel radiator, airing cupboard housing the gas fired central heating boiler and double glazed window to the rear aspect.

## BEDROOM 5/DRESSING ROOM

14' 9" x 8' 2" (4.50m x 2.49m) With staircase to the master bedroom, double glazed window to the front aspect and radiator.

## EN-SUITE

4' 10" x 8' 2" (1.48m x 2.51m) Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, part tiled walls, spotlights, chrome towel radiator and double glazed window to the rear aspect.

## BEDROOM 1

14' 9" x 8' 2" (4.51m x 2.51m) With two Velux windows and radiator.

## OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking and access to the garage. The single integral garage has an electric roller door to the front, personnel door to the utility room, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area.

### 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](http://mundys.net)

### 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 & Co, Taylor Rose, Bridge McFarland, Dale & 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 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.

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.

### 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:

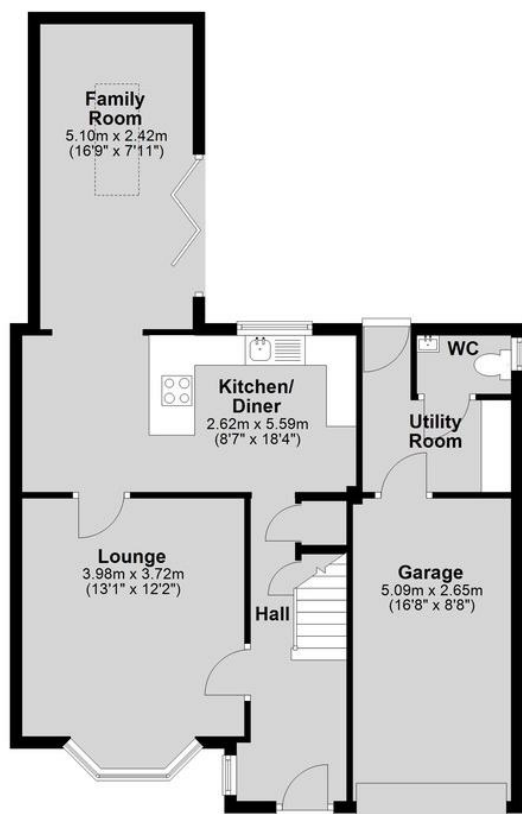
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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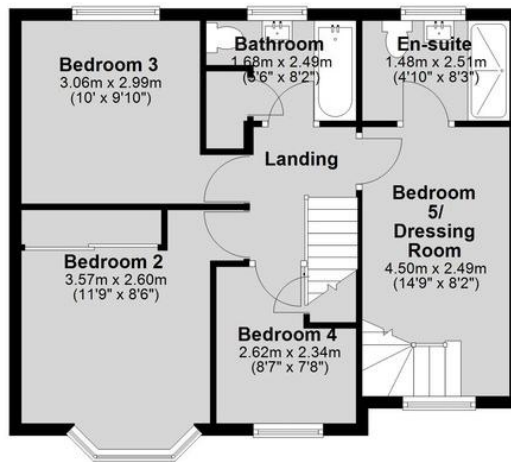
## Ground Floor

Approx. 72.7 sq. metres (782.9 sq. feet)



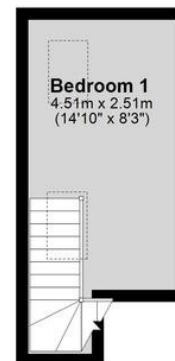
## First Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



## Second Floor

Approx. 12.3 sq. metres (132.2 sq. feet)



Total area: approx. 136.6 sq. metres (1470.5 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 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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