



13 Ashlin Grove

Lincoln, LN1 1LE



Book a Viewing!

£295,000

A rare opportunity to purchase an individually designed, modern two bedroom detached Bungalow positioned in this popular residential area just off West Parade. The property has unique and stylish living accommodation to briefly comprise of Open Plan Living Kitchen and Dining Area with doors to the larger than average patio area with views over the City, underfloor heating and a range of modern fitted appliances, Inner Hallway, two well-appointed Bedrooms, En-suite Bathroom to Bedroom 1 and a Family Shower Room. The property benefits from having underfloor heating via a gas central heating system, larger than average outside space with elevated views over and a living sedum roof. Viewing of this property is highly recommended and is being sold with no onward chain.





SERVICES

All mains services available. Gas central heating.
Underfloor heating.

EPC RATING — B.

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.



OPEN PLAN LIVING KITCHEN

23' 1" x 14' 3" (7.05m x 4.36m) With underfloor heating, sliding doors to the patio area, a range of fitted cupboards, LED spotlights and Velux window to the ceiling.

The Kitchen Area is fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric oven, four ring electric hob with extraction above, integral fridge, wall mounted units with complementary splashbacks, integral dishwasher, LED spotlights to the ceiling and door to a cupboard with a Utility Area.



INNER HALLWAY

With doors to the two bedrooms and shower room.

SHOWER ROOM

9' 0" x 3' 1" (2.75m x 0.95m) With shower, WC, wash hand basin, partly tiled walls and chrome towel radiator.

BEDROOM 1

9' 6" x 14' 9" (2.91m x 4.50m) With UPVC window to the front aspect, underfloor heating and door to the en-suite bathroom.

EN-SUITE

With suite to comprise of bath with shower over, WC and wash hand basin and partly tiled walls.



BEDROOM 2

9' 0" x 11' 9" (2.75m x 3.60m) With UPVC window to the front aspect and underfloor heating.

OUTSIDE

There is extensive blocked paved seating areas, raised flowerbeds and gated access to the living sedum roof with views over the city.

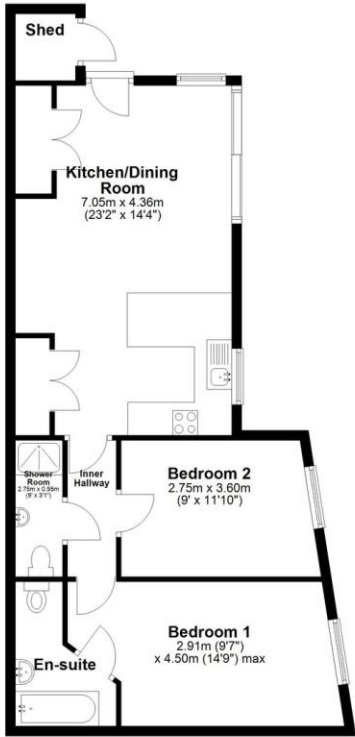
STORE

With UPVC door to the front aspect.





Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

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

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 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 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.

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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 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.

