



6 Spring Hill

Reepham, Lincoln, LN3 4DX



Book a Viewing!

£185,000

A rare opportunity to purchase this three bedroom semi detached home, positioned in a quiet cul-de-sac within the sought after village of Reepham. Ideally located just a short walk from the village centre and the well-regarded primary school, the property also offers convenient access to Lincoln city centre. The property is offered for sale with no onward chain and would benefit from a scheme of modernisation throughout, providing excellent potential for improvement and personalisation. The internal accommodation briefly comprises of an entrance hall, lounge diner, conservatory, kitchen, utility room and downstairs WC. To the first floor, a landing leads to three bedrooms, a shower room and a separate WC. Externally, there is a lawned garden to the front, with a driveway to the side offering ample off road parking and access to a detached garage. To the rear, there is a further enclosed lawned garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located within the popular village of Reepham, north east of the historic Cathedral and University City of Lincoln. Together with the village of Cherry Willingham and Fiskerton there are many amenities available. There is also a regular bus service into Lincoln City Centre where all the usual facilities can be found.



ACCOMMODATION

HALL

With UPVC double glazed external door, laminate flooring and stairs rising to the first floor.

KITCHEN

12' 0" x 11' 1" (3.66m x 3.38m) With UPVC double glazed window, quarry tiled flooring and fitted with a range of wall and base units with work surfaces and tiled splashbacks, stainless steel sink drainer, integrated oven, four ring electric hob with extractor fan over and radiator.

UTILITY ROOM

6' 7" x 5' 6" (2.01m x 1.68m) With UPVC double glazed external door, laminate flooring, work surface with plumbing and space below for a washing machine and radiator.

WC

With UPVC double glazed window, laminate flooring, low level WC and wash hand basin.

LOUNGE/DINER

17' 11" x 13' 3" (5.46m x 4.04m) With UPVC double glazed window, fire surround and hearth with inset gas fire and radiator.

CONSERVATORY

9' 10" x 8' 4" (3m x 2.54m) With UPVC double glazed windows, external door and tiled flooring.

FIRST FLOOR LANDING

With UPVC double glazed window and access to roof void.

BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

11' 1" x 9' 7" (3.38m x 2.92m) With Two UPVC double glazed windows and radiator.

BEDROOM 3

8' 0" x 8' 0" (2.44m x 2.44m) With UPVC double glazed window, fitted wardrobe and radiator.

SHOWER ROOM

5' 6" x 4' 9" (1.68m x 1.45m) With UPVC double glazed window, laminate flooring, walk-in shower with panel boarding surround, wash hand basin with cupboard space beneath and radiator.

WC

With UPVC double glazed window, low level WC and laminate flooring.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and access to the detached garage, which has an electric door. To the rear there is a further garden area laid to lawn with mature borders





WEBSITE
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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.

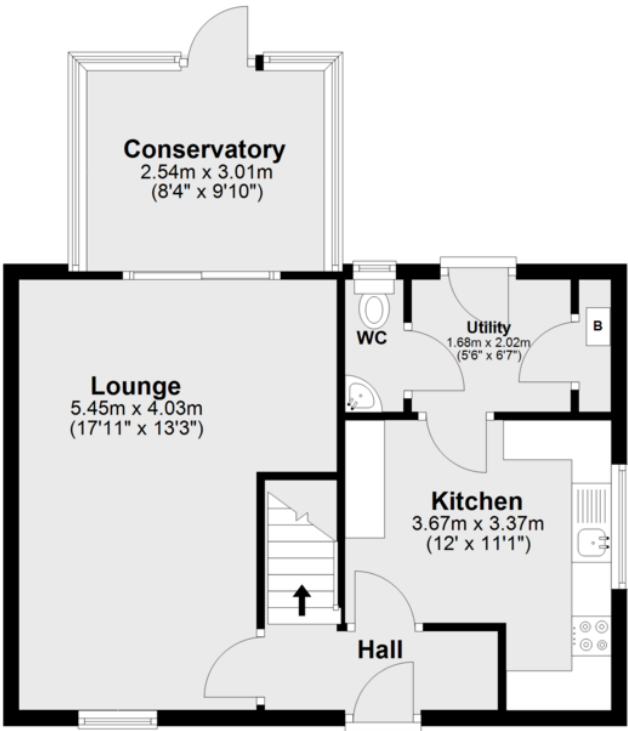
BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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:
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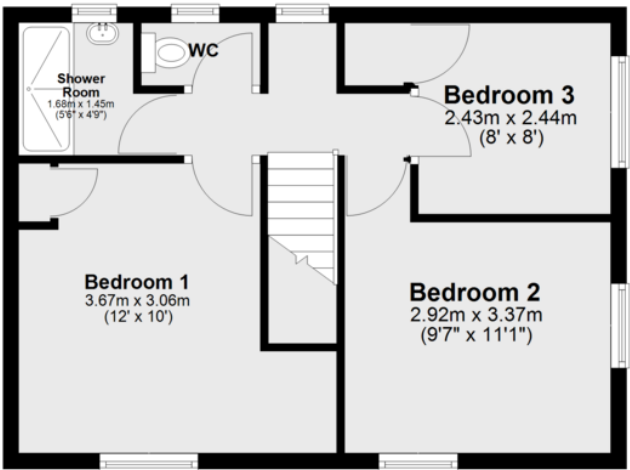
Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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