



14 Flaxley Road

Lincoln, LN2 4GL



Book a Viewing!

£220,000

A modern three bedroom three storey town house situated on the popular Carlton Boulevard estate to the North of the Cathedral City of Lincoln, with spacious accommodation across three levels comprising of Hall, Cloakroom/WC, fitted Kitchen, Lounge Diner, First Floor Landing leading to two Bedrooms and a Family Bathroom and Second Floor Landing leading to a Master Bedroom with En-Suite Shower Room. The property has gardens to the front and rear, a parking space and a single Garage in a block. Viewing is highly recommended to appreciate the accommodation on offer. No Onward Chain.



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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.



HALL

With wood effect laminate flooring, radiator and staircase to the first floor.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, wood effect laminate flooring, radiator and double glazed window to the front aspect.

KITCHEN

11' 3" x 8' 1" (3.44m x 2.47m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan, integrated fridge freezer and dishwasher, space for washing machine, breakfast bar, tiled splashbacks, wood effect laminate flooring, radiator and double glazed window to the front aspect.



LOUNGE/DINER

15' 5" x 14' 9" (4.71m x 4.50m) With double glazed French doors to the rear Garden, wood effect laminate flooring, two radiators and understairs storage cupboard.

FIRST FLOOR LANDING

With staircase to the second floor, airing cupboard and radiator.



BEDROOM 2

15' 2 (max)" x 14' 8 (max)" (4.62m x 4.47m) With two double glazed windows to the rear aspect and radiator.

BEDROOM 3

11' 6" x 7' 8" (3.53m x 2.35m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator, spotlights and double glazed window to the front aspect.

SECOND FLOOR LANDING

With Velux window.

BEDROOM 1

16' 8 (max)" x 11' 0 (max)" (5.08m x 3.35m) With double glazed window to the front aspect, two double wardrobes and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity style unit, part tiled walls, tiled flooring, shaver point, radiator and Velux window.



OUTSIDE

The property has a lawned front garden set behind low level hedging and an enclosed rear garden laid mainly to lawn with a patio seating area and side border. The property has a garage in a block and an allocated parking space.

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 & 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 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.

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

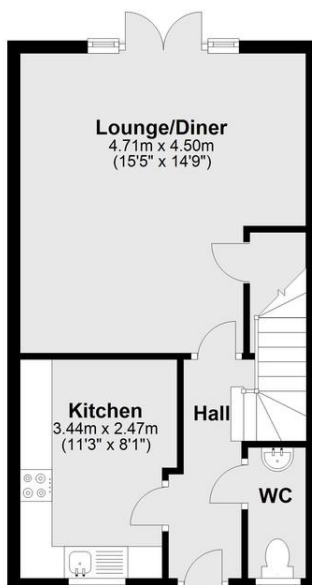
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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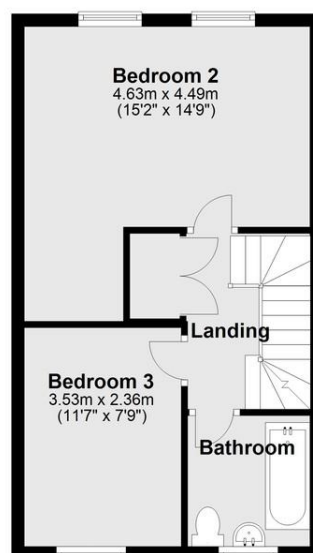
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



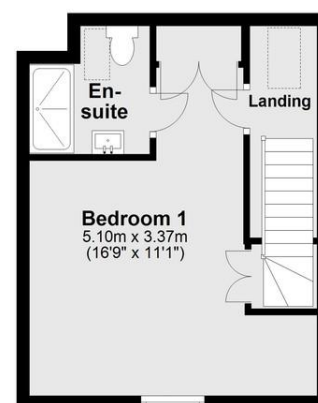
First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Second Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



Total area: approx. 99.5 sq. metres (1070.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

