

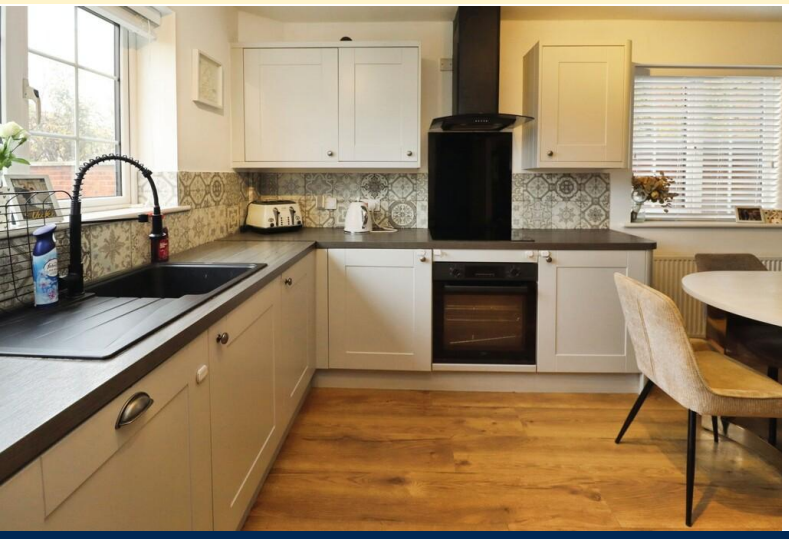
1 Blackfriars Walk

Lincoln, LN2 4FD

Book a Viewing!

Offers in Excess of £300,000

Situated on a popular modern development within the sought-after Carlton Boulevard area of Lincoln, to the North of the City Centre, this spacious and well presented four bedroom family home offers generous and versatile accommodation, ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, cloakroom/WC, spacious lounge, contemporary fitted kitchen diner, separate utility room and a useful playroom. To the first floor, there are four well proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom. Outside, the property enjoys a lawned front garden, an enclosed rear garden, block paved driveway providing off-road parking, and a garage. Conveniently positioned for a range of local amenities, schooling and transport links, this is an excellent opportunity for growing families, with viewing highly recommended.

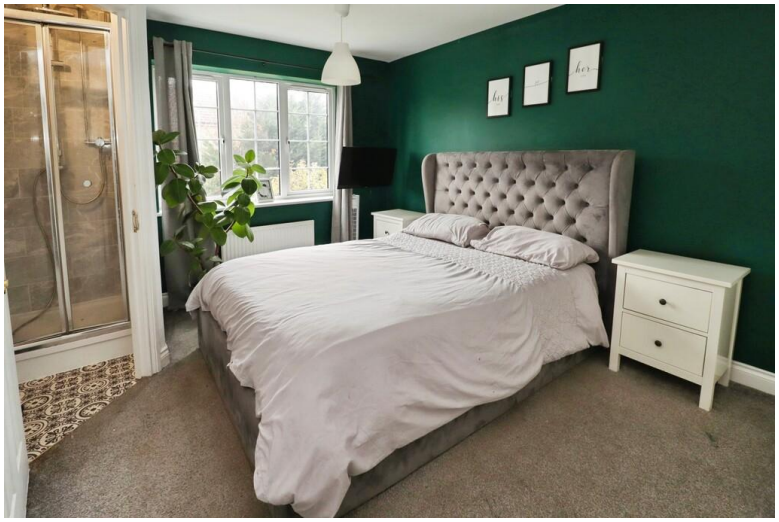




1 Blackfriars Walk, Lincoln, LN2 4FD







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 nearby Carlton Centre offers a selection of well-known retailers, supermarkets, cafés and everyday services, whilst further shopping facilities can be found along Wragby Road. The area is also well served by local schooling, including Lincoln Carlton Academy, with Lincoln County Hospital and a range of other amenities easily accessible. Regular bus services provide convenient connections into the city centre, where residents can enjoy Lincoln's excellent selection of shops, restaurants, cafés and historic attractions.

ACCOMMODATION

ENTRANCE HALL
With staircase to the first floor and radiator.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity style unit, double glazed window to the front aspect and radiator.









LOUNGE
16' 4" x 10' 8" (4.99m x 3.26m) With laminate flooring, double glazed window to the front aspect and radiator.

KITCHEN/DINER
19' 3" x 11' 11" (5.87m x 3.65m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, integrated dishwasher, electric oven, induction hob with extractor fan, space for fridge freezer, tiled splashbacks, laminate flooring, under stairs storage cupboard, radiator and double glazed windows to the side and rear aspects.

UTILITY ROOM
Fitted with base and wall units with work surfaces over, space for washing machine, tiled splashbacks, wall mounted gas fired central heating boiler and door to the garden.

PLAY ROOM
9' 2" x 8' 8" (2.81m x 2.66m) With laminate flooring, double glazed door to the rear garden and radiator.

FIRST FLOOR LANDING
With airing cupboard.

BEDROOM 1
13' 3" x 11' 2" (4.04m x 3.41m) With fitted wardrobes, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, double glazed window to the front aspect and radiator.

BEDROOM 2
16' 4" x 8' 11" (5.00m x 2.72m) With fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3
13' 6" x 8' 3" (4.13m x 2.54m) With double glazed window to the rear aspect and radiator.

BEDROOM 4
11' 0" x 7' 7" (3.36m x 2.33m) With double glazed window to the rear aspect and radiator.

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

OUTSIDE
To the front of the property there is a lawned garden with path to the front door and mature shrubs. To the rear there is an enclosed garden laid mainly to lawn with patio seating area. To the rear of the garden is a block paved driveway providing off-street parking and access to the single garage. The garage has an up-and-over door to the front, personnel door to the side into the garden, light and power.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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
https://www.mundys.net/referrals/

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.

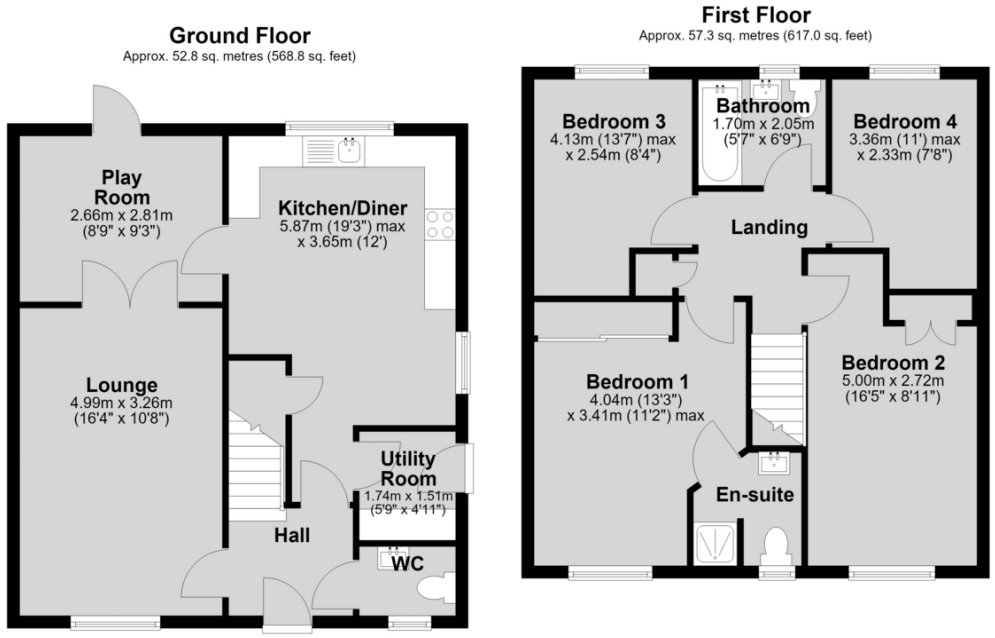
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 110.2 sq. metres (1185.8 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 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.

The Property Ombudsman

www.mundys.net