



## 46 Admiral Walk

Lincoln, LN2 4RZ



Book a Viewing!

### Offers Over £210,000

A beautifully refurbished two bedroom semi detached house situated in a popular and convenient Uphill location just off Greet well Road. The property has been significantly improved by the current owner and offers well-presented accommodation throughout. The ground floor comprises of an entrance porch leading into a comfortable lounge, along with a modern newly fitted kitchen/diner. To the first floor, the landing provides access to two bedrooms, including a master bedroom with a newly fitted en-suite, as well as a stylish newly fitted family bathroom. Externally, the property benefits from gardens to both the front and rear. A driveway provides the added advantage of off-road parking, which is a rare benefit in this location. Viewing is highly recommended.





**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 Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE PORCH

With double glazed window to front aspect and laminate flooring.

### LOUNGE

14' 7" x 12' 7" (4.47m x 3.84m) With double glazed window to front and side elevations, staircase to first floor, radiator and laminate flooring.

### KITCHEN/DINER

12' 7" x 8' 11" (3.84m x 2.72m) Newly fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer with mixer tap over, electric oven, gas hob with extractor fan over, integrated slimline dishwasher, spaces for fridge freezer and washing machine, tiled splashbacks, breakfast bar, laminate flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

#### BEDROOM 1

12' 4" x 9' 1" (3.76m x 2.79m) With two double glazed windows to front aspect, overstairs storage cupboard and radiator.

#### EN-SUITE SHOWER ROOM

Newly fitted with a walk in shower cubicle and wash hand basin in a vanity style unit, tiled splashbacks, spotlights and double glazed window to the side aspect.



#### BEDROOM 2

8' 2" x 7' 8" (2.51m x 2.34m) With double glazed window to rear aspect and radiator.

#### BATHROOM

Newly fitted with a stylish three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity style unit, towel radiator, tiled splashbacks and double glazed window to the rear aspect.



#### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs inset and a tarmac driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, gravelled area, flowerbeds and two sheds.



**WEBSITE**

Our detailed website show 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**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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**

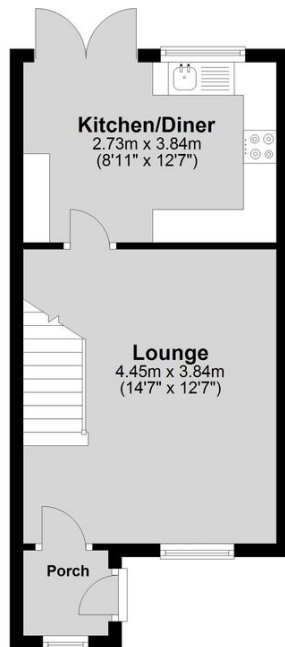
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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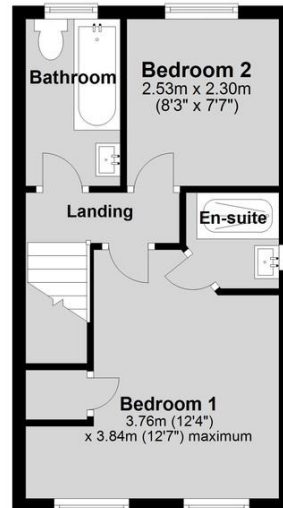
**Ground Floor**

Approx. 29.7 sq. metres (320.1 sq. feet)



**First Floor**

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 57.6 sq. metres (619.6 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 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.

