



**3 Belgravia Close,  
Lincoln, LN6 0QJ**



**Book a Viewing!**

**£385,000**

Situated on the highly sought after Forest Park development, just south of the historic Cathedral City of Lincoln, this superb Four Bedroom Detached Family Home offers generous and versatile living accommodation throughout. The beautifully presented accommodation comprises an impressive Entrance Hall, Cloakroom/WC, spacious Lounge/Diner, separate Sitting Room, Conservatory, Study/Bedroom Four, Kitchen/Breakfast Room and a complementing Utility Room. To the First Floor there are three well proportioned Double Bedrooms, with the principal bedroom benefiting from a stylish En-suite Shower Room, along with a modern Family Bathroom. Externally, the property enjoys a block paved driveway providing ample off street parking, access to a garage and a front garden. To the rear there is an established and fully enclosed garden, offering an ideal space for outdoor entertaining and family enjoyment. Early viewing of this exceptional family home is highly recommended.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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.



#### ENTRANCE HALL

With staircase to the first floor, storage cupboard and radiator.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls and double glazed window to the front aspect.

#### LOUNGE/DINER

22' 10" x 12' 4" (6.98m x 3.76m) With double glazed windows to the front, side and rear aspects, electric fire set within a feature fireplace and two radiators.

#### SITTING ROOM

10' 7" x 9' 7" (3.23m x 2.93m) With double glazed French doors to the conservatory and radiator.

#### CONSERVATORY

12' 5" x 10' 7" (3.81m x 3.23m) With double glazed French doors to the rear garden.

#### STUDY/BEDROOM FOUR

10' 2" x 9' 11" (3.10m x 3.01m) A versatile room currently utilised as a study, but could make an ideal playroom or fourth bedroom, with three double glazed windows to the front aspect and radiator.

#### KITCHEN/BREAKFAST ROOM

12' 11" x 9' 11" (3.93m x 3.01m) 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, eye level double oven, induction hob with extractor fan over, space for dishwasher, radiator and double glazed window to the rear aspect.

#### UTILITY ROOM

8' 3" x 5' 10" (2.53m x 1.79m) With spaces for washing machine and fridge freezer, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect, personnel door to the garage and door to the garden.



#### FIRST FLOOR LANDING

#### BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.63m) With double glazed window to the side aspect and radiator.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of double shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, part tiled walls, spotlights and double glazed window to the rear aspect.





### BEDROOM TWO

12' 8" x 9' 10" (3.87m x 3.02m) With double glazed windows to the side aspect, airing cupboard and radiator.

### BEDROOM THREE

11' 8" x 7' 3" (3.58m x 2.23m) With double glazed windows to the front aspects, eaves storage, loft access point and radiator.

### BATHROOM

Fitted with a stylish three piece suite comprising panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks, spotlights and two double glazed windows to the rear aspect.



### OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and flowerbeds. There is a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up-and-over door to the front, personnel door to the utility room, light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with shed, greenhouse and workshop with light and power, mature shrubs, trees and vegetable and fruit plots.



### WEBSITE

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### 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 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 and J Walter 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

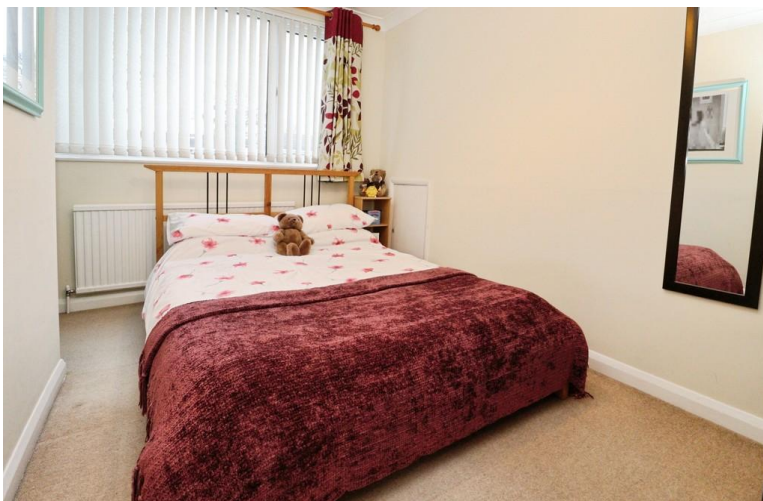
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

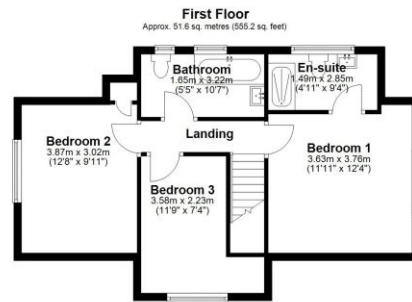
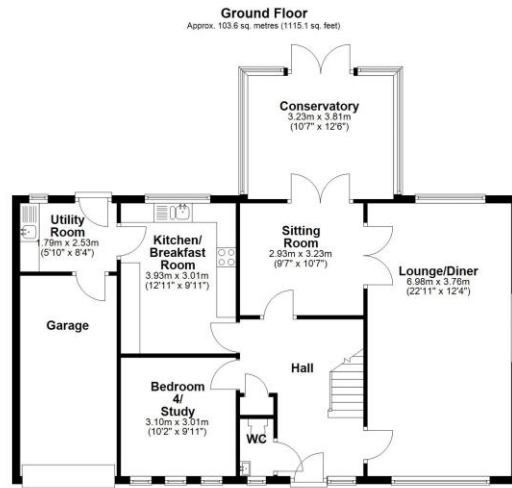
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Total area: approx. 155.2 sq. metres (1670.3 sq. feet)

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**3 Belgravia Close**



**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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