



4 Limeberry Place

Lincoln, LN6 0RA



Book a Viewing!

£210,000

An immaculately presented three-bedroom end terrace home, finished to an exceptional standard throughout and ready for its next owners to move straight into. Offering stylish and contemporary accommodation with luxury LVT flooring throughout the ground floor, a modern kitchen/diner, spacious lounge a spacious, low-maintenance rear garden, the property is perfectly suited to first-time buyers, young families or those wanting a home they can move straight into. Benefiting from driveway parking for two vehicles and occupying a pleasant position within this popular residential development, early viewing is highly recommended. The accommodation comprises of an Entrance Hall, Downstairs WC, Kitchen/Diner, Lounge and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside, there is an enclosed rear garden together with driveway parking to the front.





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 HALL

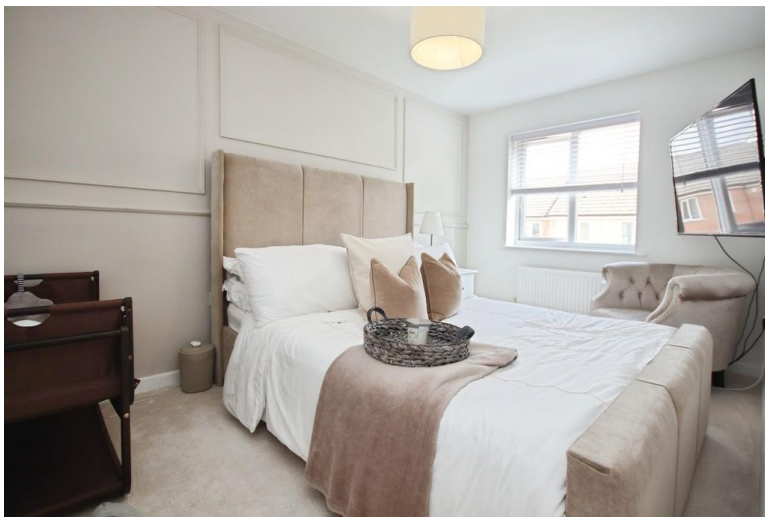
A welcoming entrance hall with luxury LVT flooring continuing throughout the ground floor, decorative wall panelling, radiator and stairs rising to the first floor landing.

WC

Fitted with a WC and pedestal wash hand basin, together with a radiator and lino flooring.

KITCHEN/DINER

13' 7" x 11' 7" (4.14m x 3.53m) A modern fitted kitchen comprising of a range of wall and base units with complementary work surfaces incorporating a sink with mixer tap and drainer, integrated appliances include a gas hob with extractor over and electric oven, spaces for a fridge/freezer, washing machine and slimline dishwasher.



The wall-mounted gas combination boiler is neatly housed within a matching cupboard unit. A UPVC double glazed window overlooks the front aspect, while the dining area benefits from a fitted bench seating area, creating an ideal space for everyday family dining.

LOUNGE

14' 5" x 11' 4" (4.39m x 3.45m) A bright and spacious reception room with luxury LVT flooring flowing through from the entrance hall. Featuring a contemporary media wall, useful downstairs storage cupboard, radiator and UPVC French doors opening directly onto the rear patio and garden.

FIRST FLOOR LANDING

With decorative wall panelling continuing from the ground floor, radiator, loft access and doors leading to all three bedrooms and the family bathroom.

BEDROOM 1

12' 4" x 8' 5" (3.76m x 2.57m) A generous double bedroom overlooking the rear garden, with UPVC double glazed window, radiator and built-in sliding door wardrobes.

BEDROOM 2

12' 7" x 8' 5" (3.84m x 2.57m) A further well-proportioned double bedroom with decorative panelling, radiator and UPVC double glazed window to the front aspect.

BEDROOM 3

6' 8" x 5' 11" (2.03m x 1.8m) A versatile third bedroom, ideal as a nursery, home office or dressing room, with UPVC double glazed window overlooking the rear garden and radiator.

BATHROOM

Fitted with a three-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and WC. Finished with tiled splashbacks, chrome heated towel rail, spotlights, extractor fan, useful airing/storage cupboard and a frosted UPVC double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a driveway providing off-road parking for two vehicles, with a space for an EV charging point (available by separate negotiation). To the rear there is a beautifully maintained enclosed garden featuring a generous paved patio seating area, a well-kept lawn, outside tap and secure gated side access, all enclosed by timber fencing.

KEY FACTS FOR BUYERS

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.

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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

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.
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Total area: approx. 68.8 sq. metres (740.3 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.



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