



6 Earls Drive

Lincoln, LN6 7TY

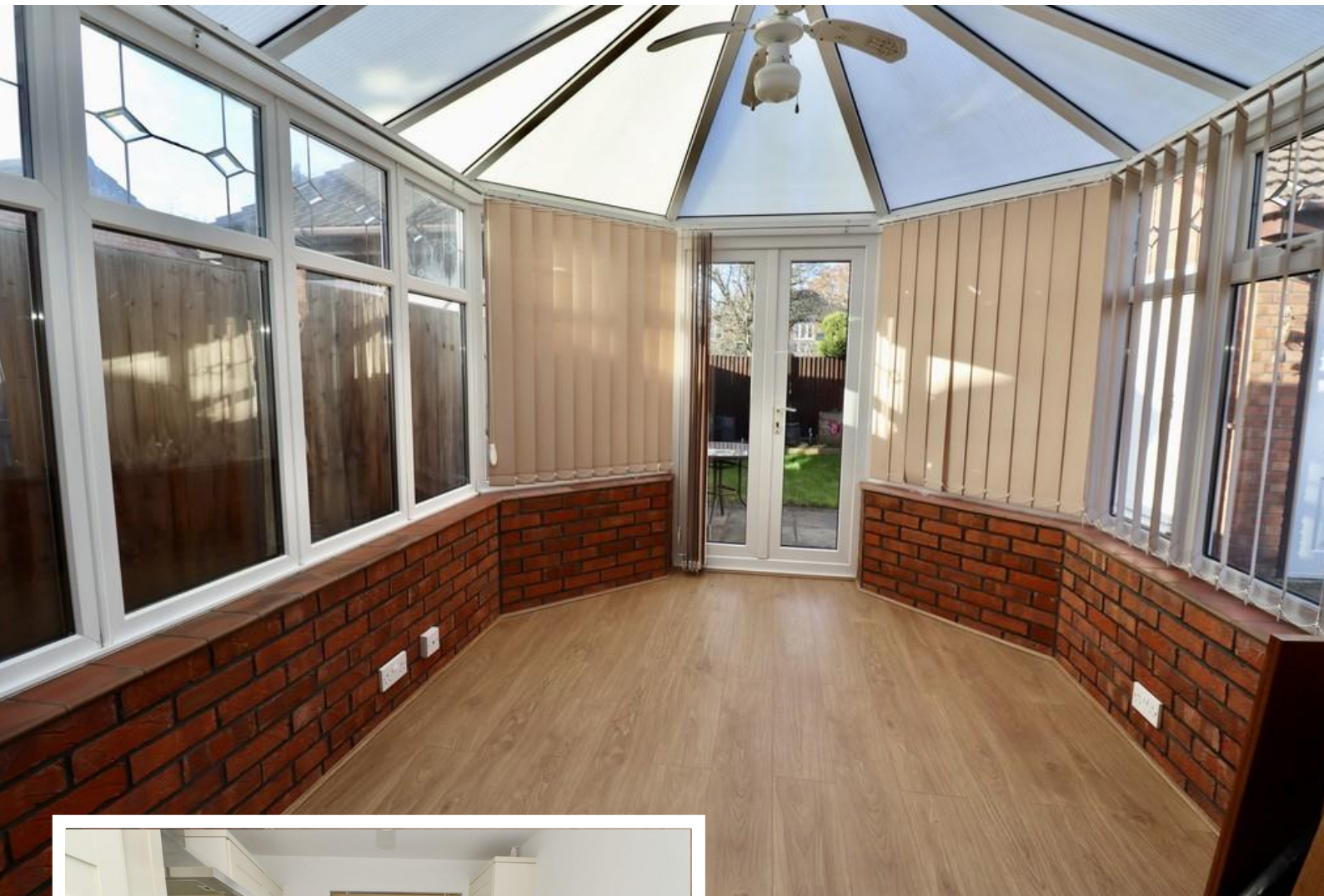


Book a Viewing!

£245,000

A modern three bedroom detached house in this popular residential area in the South of the Cathedral City of Lincoln, just off Boultham Park Road. The property offers well-presented accommodation briefly comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, fitted Kitchen and a First Floor Landing leading to three Bedrooms, master with En-suite Shower Room and modern family Bathroom. Outside there is a driveway, single detached garage and an enclosed rear garden. Viewing is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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 staircase to the first floor and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled walls, radiator and double glazed window to the front aspect.

LOUNGE

13' 8" x 12' 4" (4.18m x 3.76m) With double glazed window to the front aspect, feature fireplace and radiator.

DINING ROOM

9' 11" x 7' 1" (3.03m x 2.17m) With double glazed sliding doors to the conservatory, laminate flooring and radiator.

CONSERVATORY

12' 9" x 9' 5" (3.89m x 2.89m) With double glazed French doors to the garden, laminate flooring and radiator.



KITCHEN

9' 10" x 8' 1" (3.02m 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, eye level electric oven, gas hob with extractor fan over, integrated fridge, space for washing machine, wall mounted gas fired central heating boiler, understairs storage cupboard, tiled splashbacks, double glazed window to the rear aspect and door to the garden.

FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.



BEDROOM 1

12' 2" x 12' 11 (max)" (3.73m x 3.94m) With two double glazed windows to the front aspect and radiator.

EN-SUITE SHOWER ROOM

With shower cubicle and wash hand basin in a vanity style unit, tiled walls and radiator.

BEDROOM 2

8' 7" x 7' 6" (2.64m x 2.31m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

7' 6" x 6' 6" (2.31m x 2.00m) With double glazed window to the rear aspect and radiator.

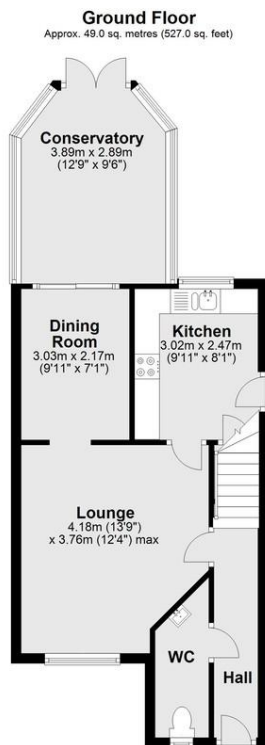


BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin in a vanity style unit, tiled walls, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles. To the side there is a further gated driveway giving access to the detached single garage. The garage has up and over door to the front, side personal door, light and power. To the rear there is an enclosed lawned garden with a patio seating area and shed.



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

WEBSITE
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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.

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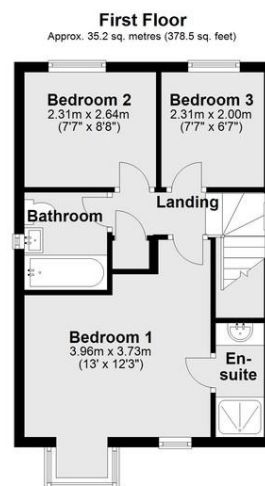
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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