



**6 Auden Close,  
Lincoln, LN2 4BS**



**Book a Viewing!**

**£515,000**

Occupying a highly enviable corner plot within close proximity to the prestigious Uphill area of Lincoln, and enjoying picturesque views of Lincoln Cathedral from the front elevation, this exceptional four bedroom detached bungalow offers executive living with generous and beautifully presented accommodation throughout. The thoughtfully designed interior is introduced by a welcoming entrance hall, leading to an elegant lounge featuring a bay window, a formal dining room ideal for entertaining and a modern kitchen complemented by a separate utility room. The property boasts four well proportioned bedrooms, highlighted by a luxurious principal suite complete with an indulgent en-suite bathroom, alongside a stylish family shower room. Externally, the home is set within attractive gardens that wrap around the property, creating a sense of privacy and space. A gated driveway provides secure off street parking and leads to an additional carport, completing this impressive and highly desirable home.







**SERVICES**

All mains services available.  
Underfloor heating to the En-Suite Bathroom and Utility Room.

**EPC RATING** – D.

**COUNCIL TAX BAND** – F.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.





## LOCATION

Lincoln is a historic and vibrant Cathedral and University City that seamlessly blends rich heritage with modern living, making it one of the most distinctive and desirable cities in the East Midlands.

Dominating the skyline, the magnificent Lincoln Cathedral is widely regarded as one of the finest examples of Gothic architecture in Europe. Set atop the city's famous hill, alongside the medieval Lincoln Castle with its well preserved walls and original Magna Carta, this area forms the heart of Lincoln's historic quarter. The surrounding Bailgate and Cathedral Quarter are characterised by cobbled streets, independent boutiques, art galleries, cafés and acclaimed restaurants, creating a charming and cultured atmosphere.



Descending the historic and picturesque Steep Hill leads to the lower city, where the Brayford Waterfront provides a lively focal point. This attractive marina setting is home to a range of bars, eateries and leisure facilities including the Odeon cinema complex, and is adjacent to the University of Lincoln, which has brought fresh energy, innovation and a youthful vibrancy to the city.

Lincoln's redeveloped Cornhill Quarter is a vibrant hub at the heart of the City Centre. Historically a bustling marketplace, the Cornhill now combines a mix of contemporary retail, boutique shops, and local eateries, all within striking proximity to historic landmarks. The area is renowned for its architectural charm, blending Georgian façades with modern streetscape improvements, and plays host to seasonal markets, street festivals, and cultural events, making it a lively and social focal point for residents and visitors alike.



Lincoln City Centre offers an excellent range of amenities including high street and independent shopping, leisure centres, museums and theatres, including the New Theatre Royal. The city also benefits from a strong educational offering, with well regarded primary and secondary schools, further education colleges, Lincoln Bishop University and the University of Lincoln.

Surrounded by beautiful countryside, including the Lincolnshire Wolds Area of Outstanding Natural Beauty, Lincoln provides easy access to scenic walks and rural villages while remaining exceptionally well connected. Road links via the A46 and A15 offer convenient travel across the region, and direct rail services connect Lincoln to Nottingham, Sheffield, London and beyond.



With its unique character, strong sense of community and balance of historic charm and contemporary lifestyle, Lincoln is a city that appeals equally to families, professionals, students and visitors alike, offering an exceptional quality of life in a truly inspiring setting.





## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, access to roof void with drop-down ladder which is partially boarded, coving to ceiling, double radiator and built-in Cloaks Cupboard.

### LOUNGE

17' 11" x 14' 5" (5.46m x 4.39m) With uPVC bay window to front elevation, two uPVC windows to side elevation, two double radiators, coving to ceiling, two TV points and electric fire.

### DINING AREA

11' 1" x 11' 0" (3.38m x 3.35m) With uPVC patio door and side window, uPVC window to side elevation, double radiator and coving to ceiling.



### KITCHEN

13' 5" x 10' 10" (4.09m x 3.3m) Fitted with a range of quality base and wall cupboards, further fitted tall cupboard, integrated appliances incorporating double oven, gas hob and dishwasher, part-tiled surround, one and a half bowl sink unit and drainer, double radiator, uPVC window to rear elevation and uPVC rear entrance door.

### UTILITY ROOM

9' 11" x 8' 9" (3.02m x 2.67m) With fitted base and wall cupboards, work surfaces, tiled floor, sink unit and drainer, plumbing for washing machine, under-floor heating, uPVC window to rear elevation and uPVC rear entrance door.

### BEDROOM 1

15' 1" x 15' 8" (4.6m x 4.78m) With uPVC bay window to front elevation, uPVC window to side elevation, radiator, coving to ceiling and two TV points.



### EN-SUITE BATHROOM

9' 11" x 6' 6" (3.02m x 1.98m) With suite to comprise of; bath with shower attachment, WC, wash basin and vanity unit below, tiled walls and tiled floor with underfloor heating, towel radiator, coving to ceiling and extractor fan, shaver point, two wall light points and uPVC window to rear elevation.

### BEDROOM 2

14' 4" x 11' 10" (4.37m x 3.61m) With uPVC window to front elevation, two fitted single wardrobes with storage above and double radiator.



### BEDROOM 3

10' 11" x 10' 10" (3.33m x 3.3m) With uPVC window to rear elevation and double radiator.

### BEDROOM 4

11' 1" x 9' 5" (3.38m x 2.87m) With uPVC window to front elevation, double radiator and two built-in cupboards with shelving.

### SHOWER ROOM

8' 11" x 8' 5" (2.72m x 2.57m) With suite to comprise; WC, wash basin, fitted shower cubicle, tiled walls, towel radiator, coving to ceiling, inset spotlights, airing cupboard housing the Worcester Gas Central Heating Boiler and uPVC window to rear elevation.





## OUTSIDE

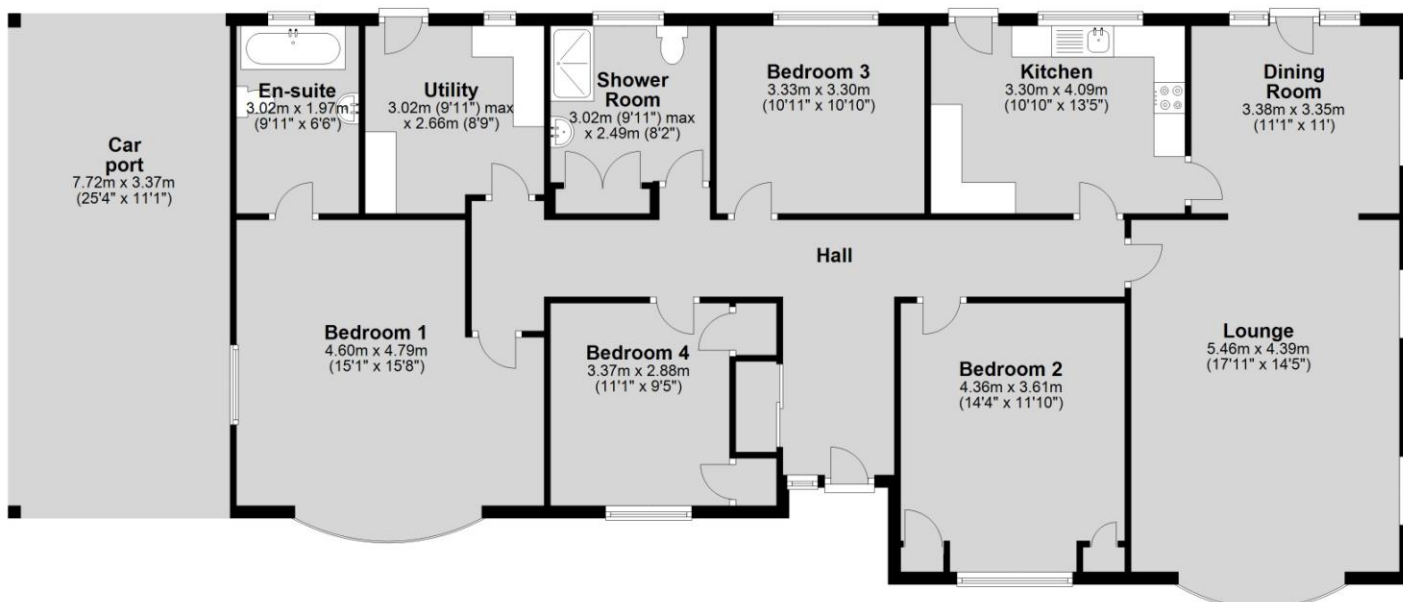
The property is situated in a corner position, with gardens to front, side and rear. Front and side lawned gardens with a variety of trees and shrubs. There is a paved walkway leading to the front and side of the property and to the rear garden. There is a further garden area with a wide variety of mature shrubs and flowerbeds. There is a driveway providing off-road parking for vehicles and electric gated access leading to the carport to the side of the property. There is another further garden area to the rear with lawned and patio areas and side vegetable plots with a substantial shed and greenhouse.





## Ground Floor

Approx. 186.8 sq. metres (2010.6 sq. feet)



### WEBSITE

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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.

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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 HomeBuyer 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 these 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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