



**3 Albion Close,
Lincoln, LN1 1ED**



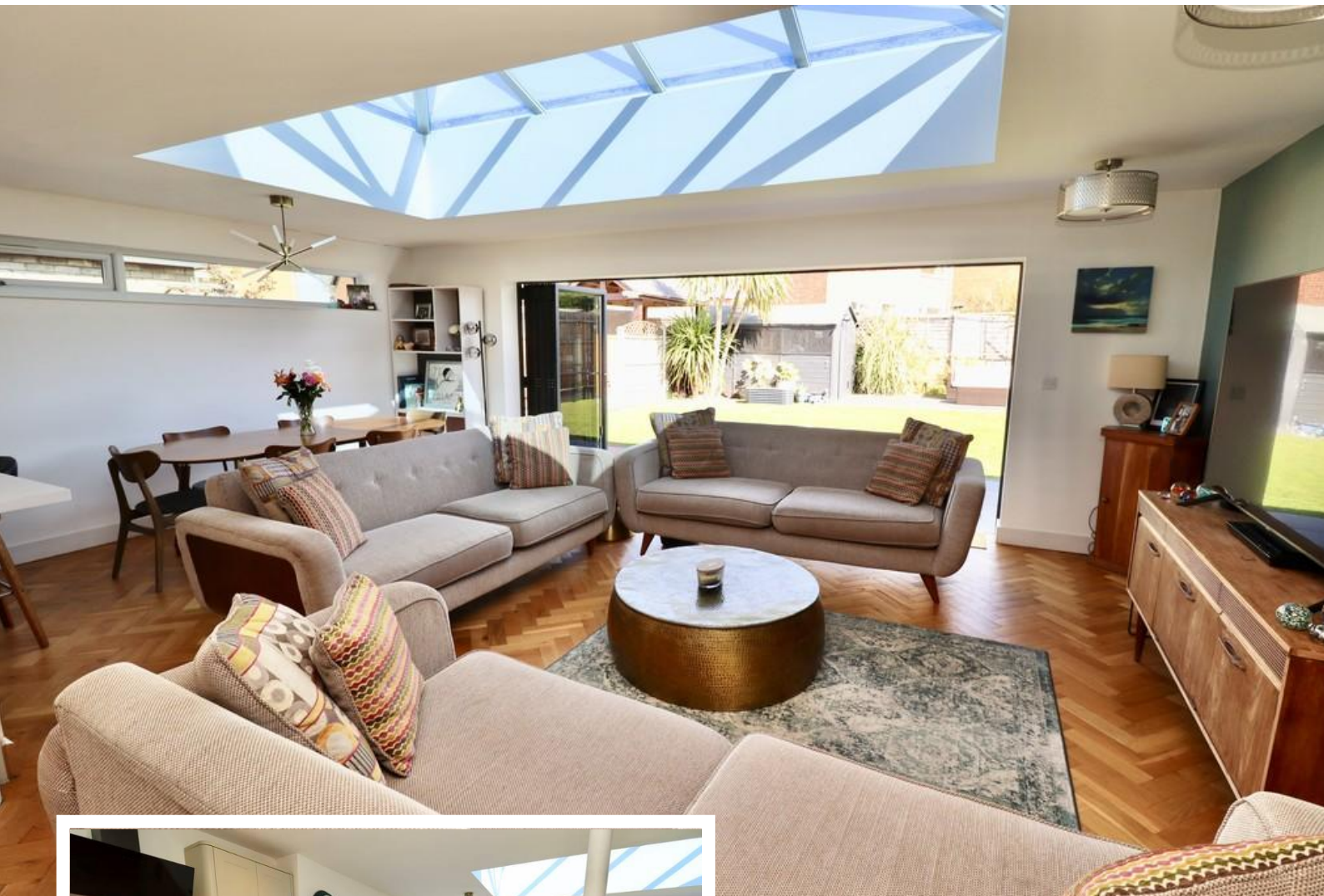
Book a Viewing!

Offers in the Region of £400,000

Situated in a desirable location just off Long Leys Road and within close proximity to Lincoln City Centre, a much improved and thoughtfully extended 3 bedroom detached family bungalow. The property has undergone a massive programme of renovation and improvements with internal accommodation comprising of Entrance Hall, Utility Room, Shower Room, Open Plan Living Kitchen Diner with Bi-fold doors onto the garden, Inner Hallway, three double Bedrooms, master with En-suite WC and a luxury 4 piece Family Bathroom. Outside there is a block paved driveway to the front and an enclosed garden to the rear. Viewing of this fantastic property is highly recommended to appreciate the love and thought that has gone into this renovated and extended bungalow.



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SERVICES

All mains services available. Gas central heating. Underfloor heating in all areas of the new extension.

EPC RATING – C.

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.



ACCOMMODATION

ENTRANCE HALL

9' 5" x 6' 1" (2.89m x 1.86m) A most impressive entrance hall with roof lantern, cloaks cupboard, shoe storage, tiled flooring with underfloor heating and spotlights.

UTILITY ROOM

10' 5" x 5' 10" (3.20m x 1.80m) With a range of base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, tiled splashbacks, tiled flooring with underfloor heating, double glazed window to the side aspect and spotlights.



SHOWER ROOM

7' 10" x 5' 5" (2.41m x 1.66m) Newly fitted with a stylish three piece suite comprising of walk-in shower cubicle, wash hand basin within a vanity style unit and a close coupled WC, tiled splashbacks, tiled flooring with underfloor heating, towel radiator, double glazed window to the rear aspect, downlighters and spotlights.

OPEN PLAN LIVING KITCHEN DINER

24' 10" x 22' 9" (7.58m x 6.95m) A fantastic open plan living space with double glazed Bi-fold doors with built in blinds giving access and views of the rear garden, roof lantern, double glazed window to the side aspect, herringbone wooden flooring. The high specification kitchen is fitted with a range of stylish wall and base units with work surfaces over, Quartz 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, eye level electric oven and microwave, 5 ring gas hob with extractor fan over, space for American fridge freezer, tiled splashbacks, tiled flooring, breakfast bar and spotlights.



INNER HALLWAY

With radiator.

BEDROOM 1

12' 10" x 12' 2" (3.92m x 3.73m) With double glazed window to the front aspect, wood effect laminate flooring and radiator.

EN SUITE WC

4' 11" x 2' 11" (1.50m x 0.91m) With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks and flooring, towel radiator, double glazed window to the side aspect and spotlights.

BEDROOM 3

12' 9" x 9' 6" (3.90m x 2.90m) With double glazed window to the front aspect, laminate flooring and radiator.





BEDROOM 2

12' 11" x 9' 6" (3.95m x 2.90m) With double glazed window to the side aspect, wood effect laminate flooring and radiator.

LUXURY FAMILY BATHROOM

7' 10" x 7' 4" (2.40m x 2.26m) Fitted with a luxurious 4 piece suite comprising of shower cubicle with rainfall shower, freestanding bath with waterfall tap, wash hand basin in a vanity style unit and close coupled WC, part tiled walls, tiled flooring, tall radiator, double glazed window to the side aspect, downlighters and spotlights.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and a porcelain tiled path to the main entrance door. To the rear of the property there is an enclosed garden laid mainly to lawn with porcelain tiled patio seating areas, mature shrubs and trees, hot and cold outside taps, outdoor power points and a large garden shed with power.

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 mun dys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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 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

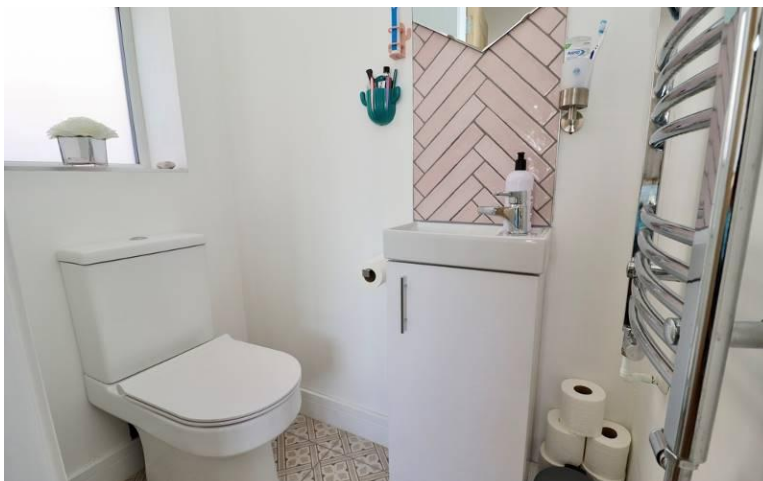
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

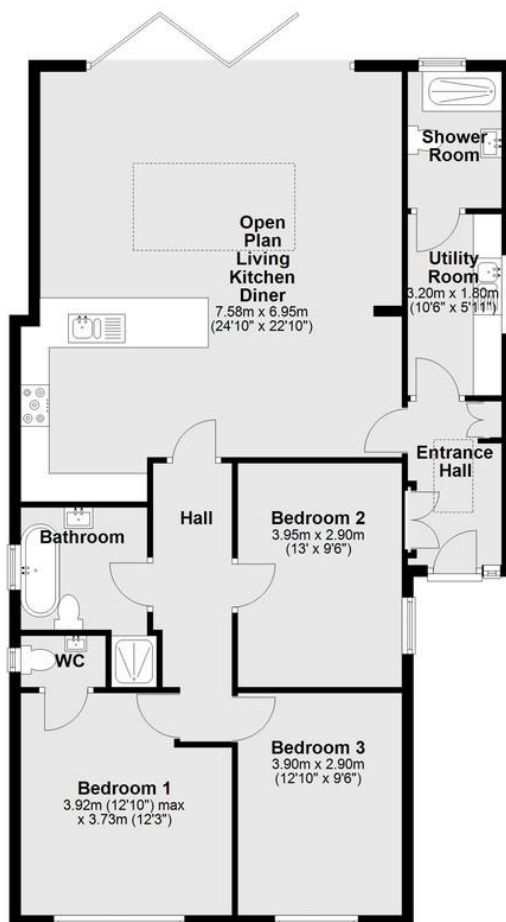
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. 116.6 sq. metres (1255.1 sq. feet)



Total area: approx. 116.6 sq. metres (1255.1 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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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