

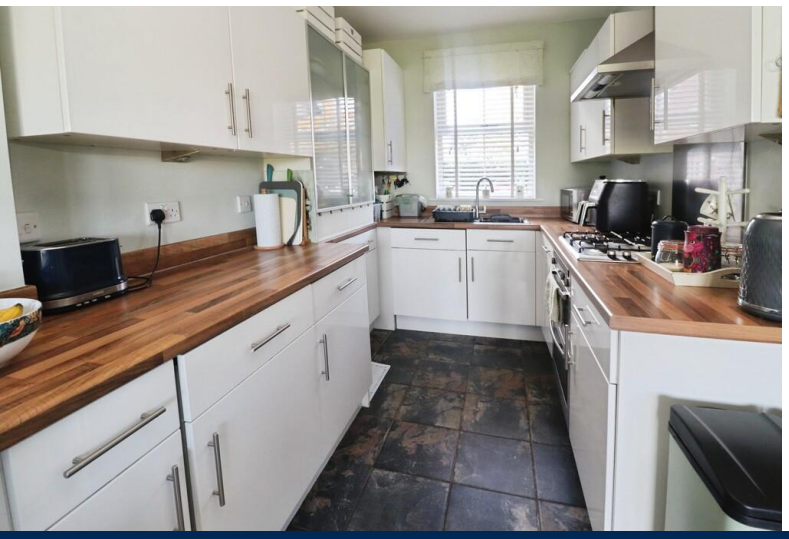
6 The Pavilion

Lincoln, LN1 3AH

Book a Viewing!

£235,000

Ideally positioned in the highly sought after Uphill area of Lincoln, this beautifully presented Three Bedroom Townhouse offers spacious and versatile accommodation arranged over three floors. The well appointed accommodation briefly comprises an entrance hall, cloakroom/WC, a generous lounge/dining room and a modern fitted kitchen featuring a range of integrated appliances. To the first floor are two well proportioned bedrooms and a contemporary family bathroom, whilst an inner landing leads to the impressive principal bedroom suite occupying the second floor, complete with a private en-suite shower room. Externally, the property benefits from an enclosed, low maintenance front garden and an allocated off-street parking space. To the rear there is a pleasant enclosed garden enjoying open views across and direct access to a large green space and cricket ground, creating an attractive setting for outdoor relaxation. Offering a fantastic combination of space, presentation and location, this delightful home is ideal for a range of buyers and an internal viewing is highly recommended to fully appreciate all that it has to offer.





6 The Pavilion, Lincoln, LN1 3AH







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

HALL
With staircase to the first floor and radiator.

CLOAKROOM/WC
With close coupled WC, wall hung wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE/DINER
14' 4" x 11' 6" (4.39m x 3.52m) With double glazed French doors to the rear garden, under stairs storage cupboard and radiator.









KITCHEN
10' 8" x 7' 0" (3.27m x 2.15m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob, integrated fridge, freezer, washing machine and dishwasher, cupboard housing the gas fired central heating boiler, tiled flooring and double glazed window to the front aspect.

FIRST FLOOR LANDING
With radiator.

BEDROOM 2
14' 4" x 7' 1" (4.38m x 2.17m) With two double glazed windows to the rear aspect, airing/storage cupboard and radiator.

BEDROOM 3
8' 0" x 7' 4" (2.45m x 2.25m) With double glazed window to the front aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled walls and radiator.

INNER LANDING
With staircase to the second floor, radiator and double glazed window to the front aspect.

BEDROOM 1
19' 0" x 14' 3" (5.80m x 4.36m) With double glazed window to the rear aspect, double fitted wardrobe, loft access point and radiator.

EN SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, radiator, storage cupboard and Velux window.

OUTSIDE
To the front of the property there is an enclosed garden, gravelled for ease of maintenance with path to the front door. To the rear of the property there is an enclosed paved courtyard garden with views of and gated access to green space to the rear.

NOTE
Annual Service Charge Amount - £300.00 (approx)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B (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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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.

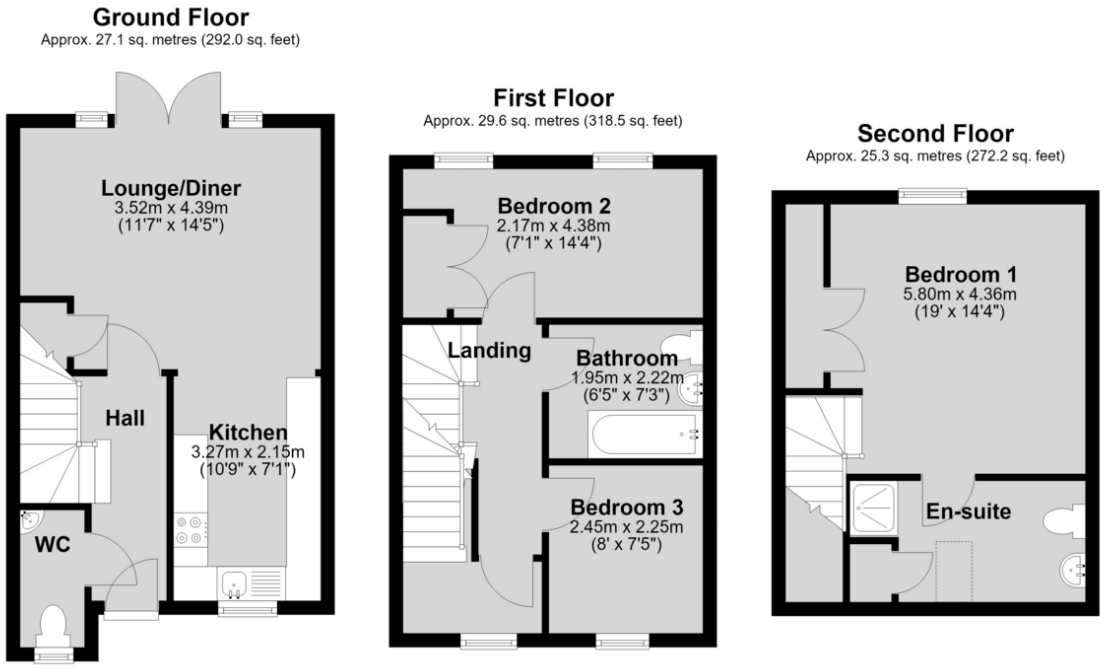
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 82.0 sq. metres (882.7 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 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.

The Property Ombudsman

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