



56 Mons Road

Lincoln, LN1 3UG



Book a Viewing!

£220,000

Enjoying a fantastic tucked away position within the highly sought after Uphill area of Lincoln is this generously proportioned and extended Four Bedroom Family Home. The property offers well presented accommodation, briefly comprising a spacious and welcoming entrance hall, cloakroom/WC, generous lounge and an open plan kitchen/diner. To the first floor there are four well proportioned bedrooms and a modern shower room. Outside, the property benefits from an enclosed front garden with mature shrubs, whilst to the rear there is an enclosed garden predominantly laid to lawn, complemented by mature planting and a patio area, providing an ideal space for outdoor seating and entertaining. Viewing of this spacious and extended family home is highly recommended.





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

With staircase to the first floor, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin and tiled flooring.

KITCHEN/DINING ROOM

19' 11 (max)" x 20' 4 (max)" (6.07m x 6.2m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker, washing machine, fridge freezer and dishwasher, tiled flooring, breakfast bar, radiator, double glazed windows to the front and side aspects, door to the rear and double glazed French doors to the garden.



LOUNGE

19' 9" x 11' 0" (6.03m x 3.37m) With double glazed bay window to the front aspect, double glazed door to the garden, electric wall hung fire and radiator.
FIRST FLOOR LANDING With airing cupboard.

BEDROOM 1

11' 10" x 10' 8" (3.63m x 3.27m) With double glazed window to the rear aspect, range of fitted wardrobes, exposed floorboards and radiator.

BEDROOM 2

19' 11" x 7' 10" (6.09m x 2.41m) With double glazed windows to the front and rear aspects and two radiators.

BEDROOM 3

10' 11" x 8' 9" (3.34m x 2.68m) With double glazed window to the rear aspect, fitted wardrobe, laminate flooring and radiator.

BEDROOM 4

8' 5" x 8' 3" (2.58m x 2.54m) With double glazed window to the rear aspect, laminate flooring and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle with rainfall shower, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is an enclosed garden laid mainly to gravel with mature shrubs inset. To the rear of the property there is a private and enclosed garden laid mainly to lawn with a patio seating area.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

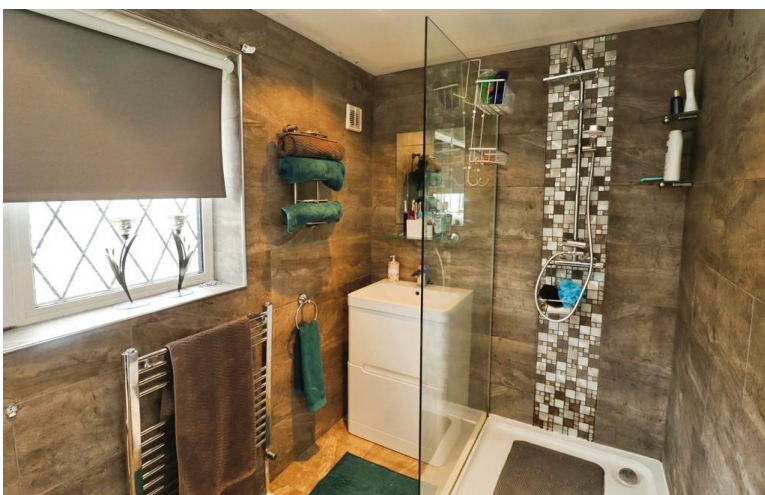
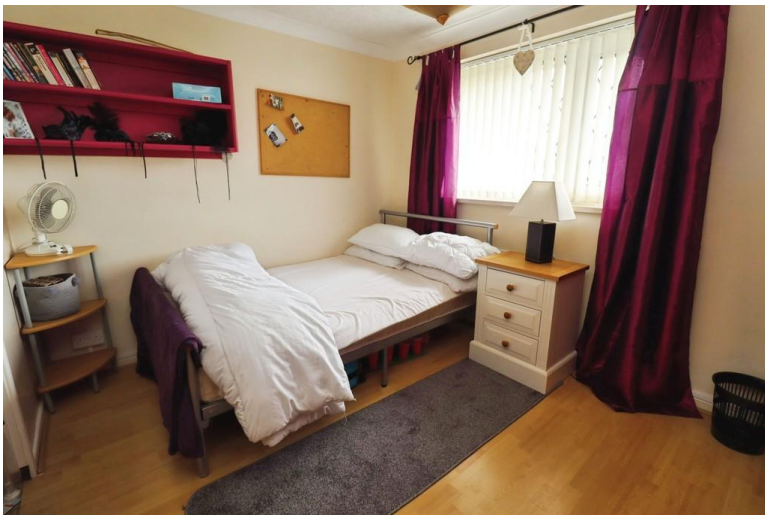
LOCAL AUTHORITY - Lincoln City Council.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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

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

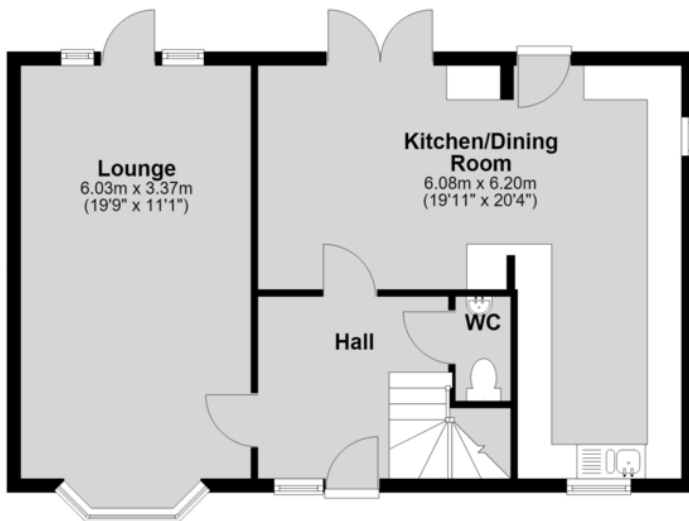
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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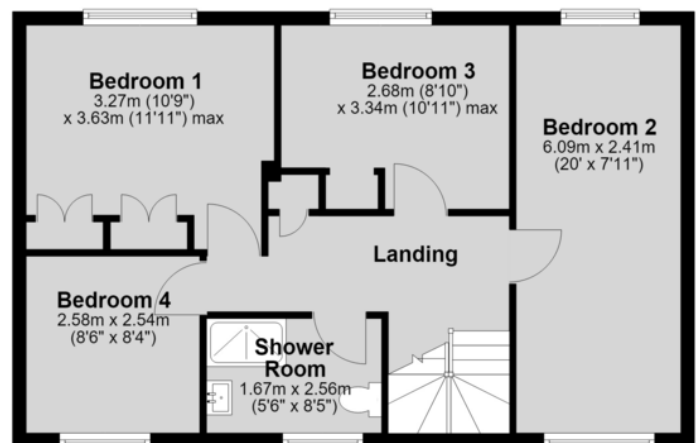
Ground Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 116.0 sq. metres (1248.9 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.



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