

6 Lindum Avenue

Lincoln, LN2 5JB

Book a Viewing!

£184,000

An impressive Three Bedroom Terrace Property, arranged over three floors and ideally positioned overlooking the beautiful Lincoln Arboretum. Offered for sale with No Onward Chain, the property has recently undergone a comprehensive refurbishment to a high specification, including a brand new kitchen, brand new bathrooms and new flooring throughout, creating a stylish and contemporary home that is ready to move into.

The property offers excellent flexibility, with a ground floor double bedroom and en-suite alongside two further double bedrooms and a second bathroom on the upper floors. The combination of modern accommodation, attractive views and a highly convenient location makes this an excellent opportunity for first time buyers, families or investors.





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LOCATION
Lindum Avenue occupies an enviable position overlooking Lincoln Arboretum, situated just off the popular Monks Road. The location offers the best of both worlds, with the peaceful setting and attractive green outlook of the Arboretum combined with the convenience of being within easy walking distance of Lincoln city centre.

The surrounding area provides a wide range of everyday amenities, whilst Lincoln's High Street, shops, restaurants, cafés and leisure facilities are all readily accessible. The quieter residential streets and permit parking add further appeal, making this a particularly convenient location for those wanting city living without being directly in the centre.

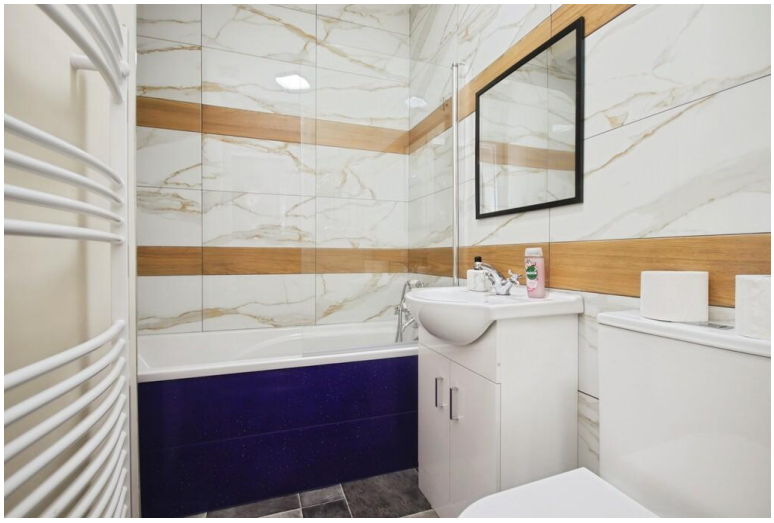
ACCOMMODATION

LOUNGE
11' 3" x 10' 6" (3.43m x 3.2m) Accessed directly from the street, the lounge provides a welcoming first reception space with UPVC double glazed window to the front aspect, radiator and laminate flooring.

GROUND FLOOR HALLWAY
With laminate flooring, radiator and doors providing access to the rear garden and ground floor bedroom.









KITCHEN
11' 3" x 10' 6 max" (3.43m x 3.2m) A brand new fully fitted kitchen comprising a range of contemporary wall and base units with complementary laminate work surfaces and tiled splashbacks. There are spaces for a washing machine and fridge freezer, together with an electric oven, gas hob and extractor over.
Further features include a stainless steel sink with mixer tap, frosted UPVC double glazed window overlooking the rear aspect, wall mounted gas central heating boiler housed within a cupboard, laminate flooring and radiator. There is also ample space for a family dining table, making this a practical and sociable heart of the home.
A further door provides access to the ground floor accommodation.

BEDROOM 1
13' x 8' 2" (3.96m x 2.49m) A spacious ground floor double bedroom with UPVC double glazed window overlooking the rear aspect, radiator and laminate flooring. The room also benefits from useful under stairs storage and direct access to the en-suite.

EN-SUITE
A newly fitted three piece suite comprising panelled bath with shower attachment, WC and wash hand basin with vanity storage. Further features include tiled splashbacks, tiled flooring, extractor and radiator.

SECOND FLOOR LANDING
With laminate flooring, access to the two further double bedrooms and family bathroom and additional access to the loft void.

BEDROOM 2
12' 1" x 11' 3" (3.68m x 3.43m) A spacious top floor double bedroom with UPVC double glazed window overlooking the front aspect, radiator, laminate flooring and wash hand basin.

BEDROOM 3
11' 3" x 8' 1 max" (3.43m x 2.46m) A further double bedroom with UPVC double glazed window overlooking the rear aspect, radiator and laminate flooring.

BATHROOM
A newly fitted bathroom comprising panelled bath with shower attachment, WC and wash hand basin with vanity storage. The room further benefits from tiled wall splashbacks, lino flooring, extractor and radiator.

OUTSIDE
To the rear there is a low maintenance enclosed yard, predominantly laid to concrete paving with established borders. A rear gate provides convenient access to the property.
To the front, the property benefits from permit parking, together with attractive views directly over the Lincoln Arboretum.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (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
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.

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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.

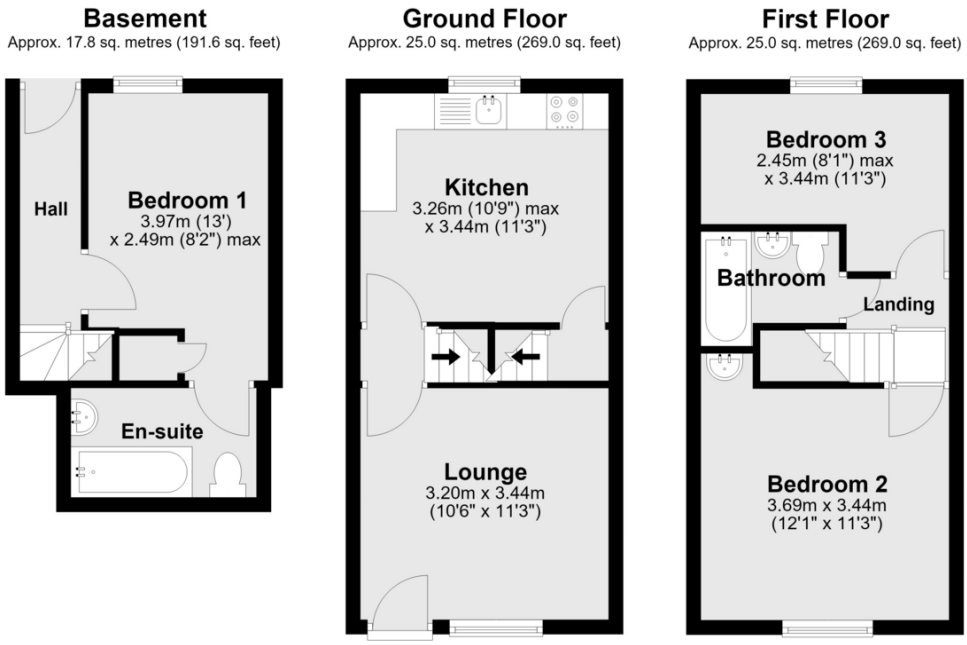
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
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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. 67.8 sq. metres (729.6 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

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