



## 26 Grange Crescent

Lincoln, LN6 8BT

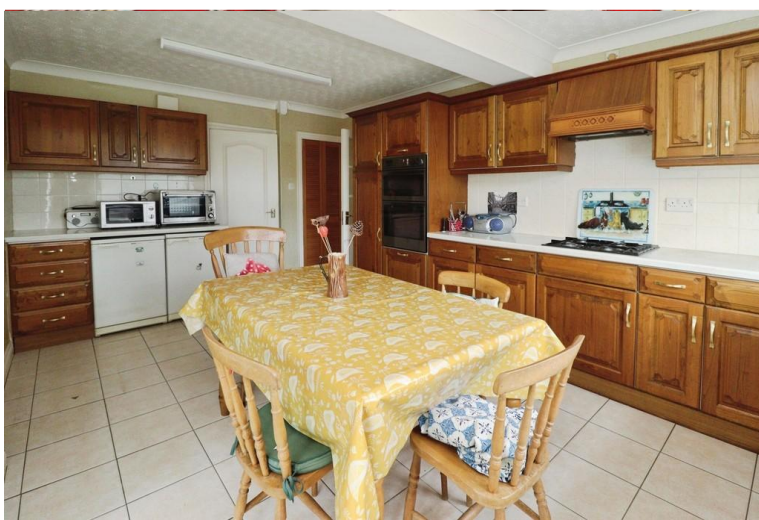


Book a Viewing!

**£340,000**

Ideally situated on the border of Lincoln and North Hykeham, this generously proportioned Four Bedroom Detached Family Home offers spacious and versatile living accommodation throughout. The property comprises a welcoming Porch, Entrance Hall, a comfortable Lounge, separate Dining Room, a well appointed Kitchen/Breakfast room, Side Porch, Utility Room and Ground Floor Cloakroom/WC. To the First Floor there are Four well sized Bedrooms, including a Master with En-suite, complemented by a large Family Bathroom and separate WC. Outside, the property benefits from established gardens to the front and rear, a driveway providing ample off-road parking, and a larger than average garage. Offered to the market with no onward chain, early viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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 Lincoln Bishop University.



## ACCOMODATION

### PORCH

With tiled flooring.

### ENTRANCE HALL

With staircase to the first floor and radiator.

### LOUNGE

14' 5" x 12' 8" (4.40m x 3.87m) With double glazed window to the front aspect, gas fire in a decorative fire surround and radiator.

### DINING ROOM

10' 0" x 9' 2" (3.07m x 2.80m) With double glazed sliding doors to the rear garden and radiator.



### KITCHEN/BREAKFAST ROOM

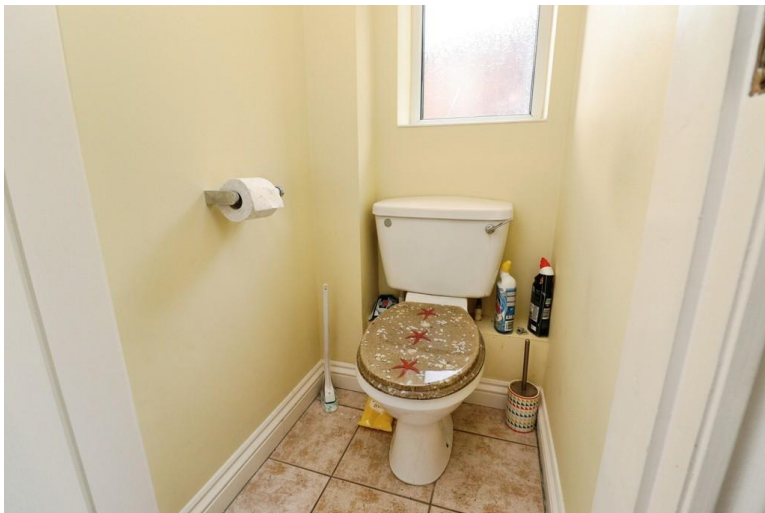
17' 4" x 11' 1" (5.30m x 3.40m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan, spaces for fridge, freezer and dishwasher, tiled flooring and splashbacks, under stairs storage cupboard, radiator, double glazed window to the rear aspect and double glazed sliding patio doors to the garden.

### REAR PORCH

With storage cupboard, tiled flooring, radiator, personnel door to the garage and door to the rear garden.

### UTILITY ROOM

9' 10" x 8' 7" (3.02m x 2.64m) Fitted with a range of wall and base units with work surfaces over, Belfast sink with mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.



### WC

With close coupled WC, tiled flooring and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

15' 5" x 13' 10" (4.70m x 4.24m) With double glazed window to the front aspect, two double wardrobes and radiator.



### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, part tiled walls, radiator and double glazed window to the rear aspect.

### BEDROOM 2

12' 1" x 11' 6" (3.69m x 3.52m) With double glazed bay window to the front aspect, fitted wardrobes and radiator.

### BEDROOM 3

12' 1" x 10' 5" (3.69m x 3.20m) With double glazed window to the rear aspect, fitted wardrobes and radiator.



#### BEDROOM 4

9' 2" x 7' 10" (2.81m x 2.40m) With fitted wardrobes and desk, double glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of shower cubicle, panelled bath and wash hand basin in a vanity unit with storage beneath, tiled flooring, part tiled walls, radiator and two double glazed windows to the rear aspect.

#### SEPARATE WC

With close coupled WC, part tiled walls, tiled flooring and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a lawned garden with shrubs inset. There is a driveway providing off-street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, mature trees, shrubs and flowerbeds.

#### GARAGE

16' 6 (max)" x 15' 1 (max)" (5.03m x 4.6m) With electric roller door to the front, personnel door to the rear porch, light and 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 [mundys.net](http://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.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co., Bird & 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, J Walter and Callum Lyman 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.

Coverings 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 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 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

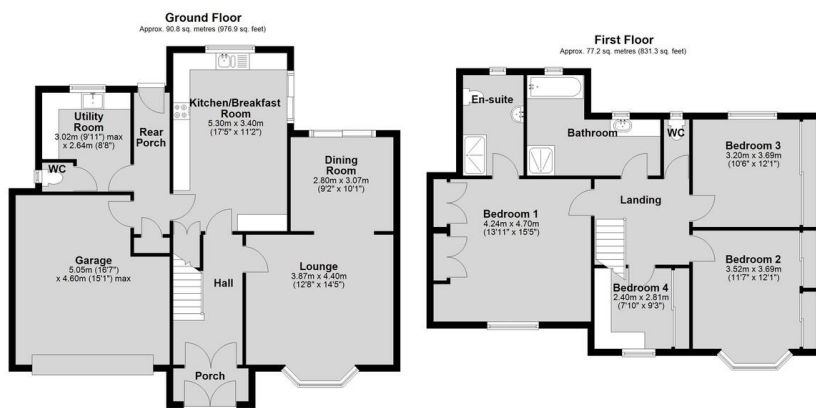
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 are 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 168.0 sq. metres (1808.2 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 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.



[www.mundys.net](http://www.mundys.net)