



**12 Aisne Close,  
Lincoln, LN1 3XG**



**Book a Viewing!**

**£425,000**

Situated in a discreet tucked away position within the highly sought after Uphill area of Lincoln, this immaculately presented Four Bedroom Detached Family Home offers generous and versatile living accommodation throughout. The ground floor features an inviting Entrance Hall, a stylish Lounge with contemporary feature fire, a Study, Cloakroom/WC, a large open plan Kitchen Diner with integrated appliances, complimenting Utility Room, and a spacious Conservatory overlooking the garden. To the first floor, a landing gives access to Four Double Bedrooms, including a Master with a stylish En-suite Shower Room, and a modern Family Wet Room. Externally, the property benefits from a driveway to the front, a double garage, and a beautifully landscaped rear garden with a summer house - perfect for relaxing or entertaining. An early viewing is highly recommended to fully appreciate the quality and standard of accommodation on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

**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

### HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

### LOUNGE

15' 9" x 11' 4" (4.82m x 3.46m) With double glazed bay window to the front aspect, gas feature fire and radiator.

### STUDY

10' 7" x 9' 8" (3.25m x 2.95m) With double glazed bay window to the front aspect, ceiling fan, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring and radiator.

### KITCHEN DINER

29' 3" x 9' 9" (8.93m x 2.98m) Fitted with a stylish range of base and wall units with work surfaces over, undermount sink with mixer tap over, twin eye level electric ovens, microwave and coffee machine, integrated tall fridge, dishwasher and wine cooler, induction hob, central island with breakfast bar, spotlights, downlighters and kickboard lighting, tiled flooring, two radiators, two double glazed window to the rear aspect and double glazed French doors to the conservatory.

### UTILITY ROOM

7' 1" x 5' 9" (2.18m x 1.77m) With a range of base and wall units with work surfaces over, stainless steel bowl sink with mixer tap over, integrated tall freezer and washer/dryer, wall mounted gas fired central heating boiler, tiled flooring and door to the side aspect.

### CONSERVATORY

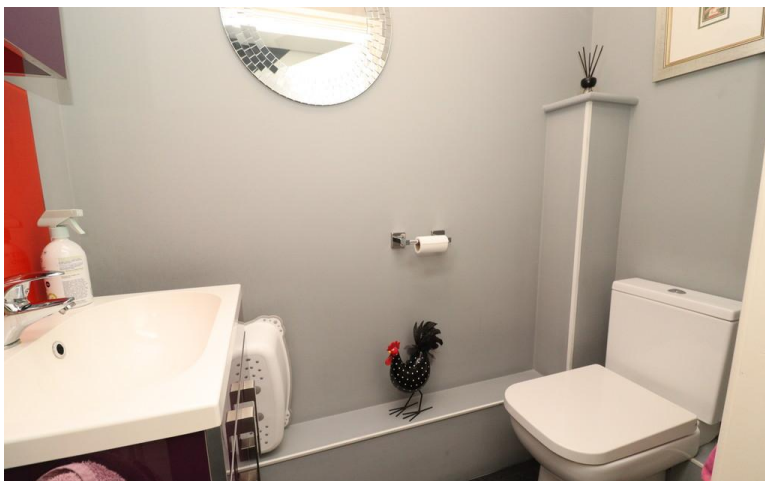
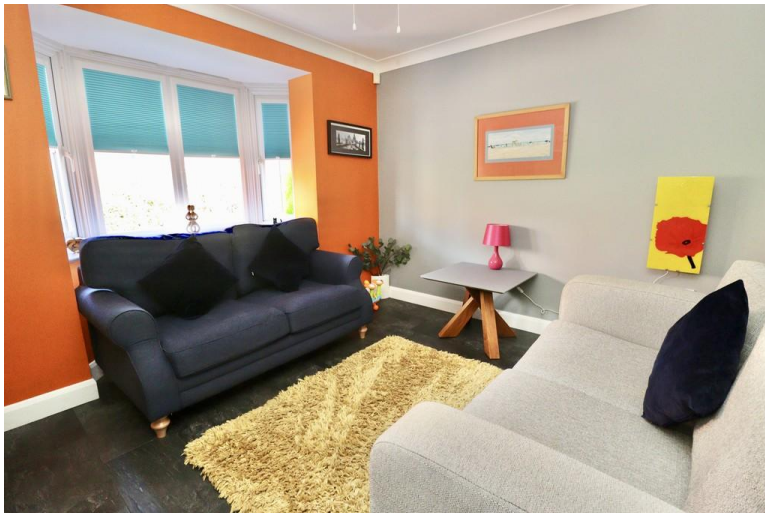
18' 5" x 10' 4" (5.62m x 3.15m) With double glazed French doors to the rear garden, tiled flooring and radiator.

### FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard, laminate flooring and radiator.

### BEDROOM 1

12' 8" x 10' 8" (3.87m x 3.27m) With double glazed window to the rear aspect, ceiling fan, laminate flooring and radiator.







#### EN-SUITE WET ROOM

Fitted with a contemporary three piece suite comprising of wet room shower, wash hand basin and close coupled WC, tiled walls and flooring, towel radiator, spotlights and double glazed window to the side aspect.

#### BEDROOM 2

13' 10" x 11' 6" (4.23m x 3.52m) With double glazed window to the rear aspect, range of fitted wardrobes, laminate flooring and radiator.

#### BEDROOM 3

12' 0" x 11' 6" (3.68m x 3.53m) With double glazed window to the front aspect, laminate flooring and radiator.



#### BEDROOM 4

10' 8" x 9' 2" (3.27m x 2.80m) With double glazed window to the front aspect, ceiling fan, laminate flooring and radiator.

#### WET ROOM

Fitted with a three piece suite comprising of wet room shower, wash hand basin on an vanity style unit and close coupled WC, tiled walls and flooring, towel radiator, spotlights and double glazed window to the double aspect.

#### OUTSIDE

To the front of the property is a gravelled garden with inset shrubs. There is a side driveway providing off street parking for multiple vehicles and access the double garage. The garage has an electric roller door to the front, light and power. To the rear of the property is an enclosed garden with area of artificial lawn with raised flowerbeds, paved seating areas and Summer house 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 [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 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 Walker 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.

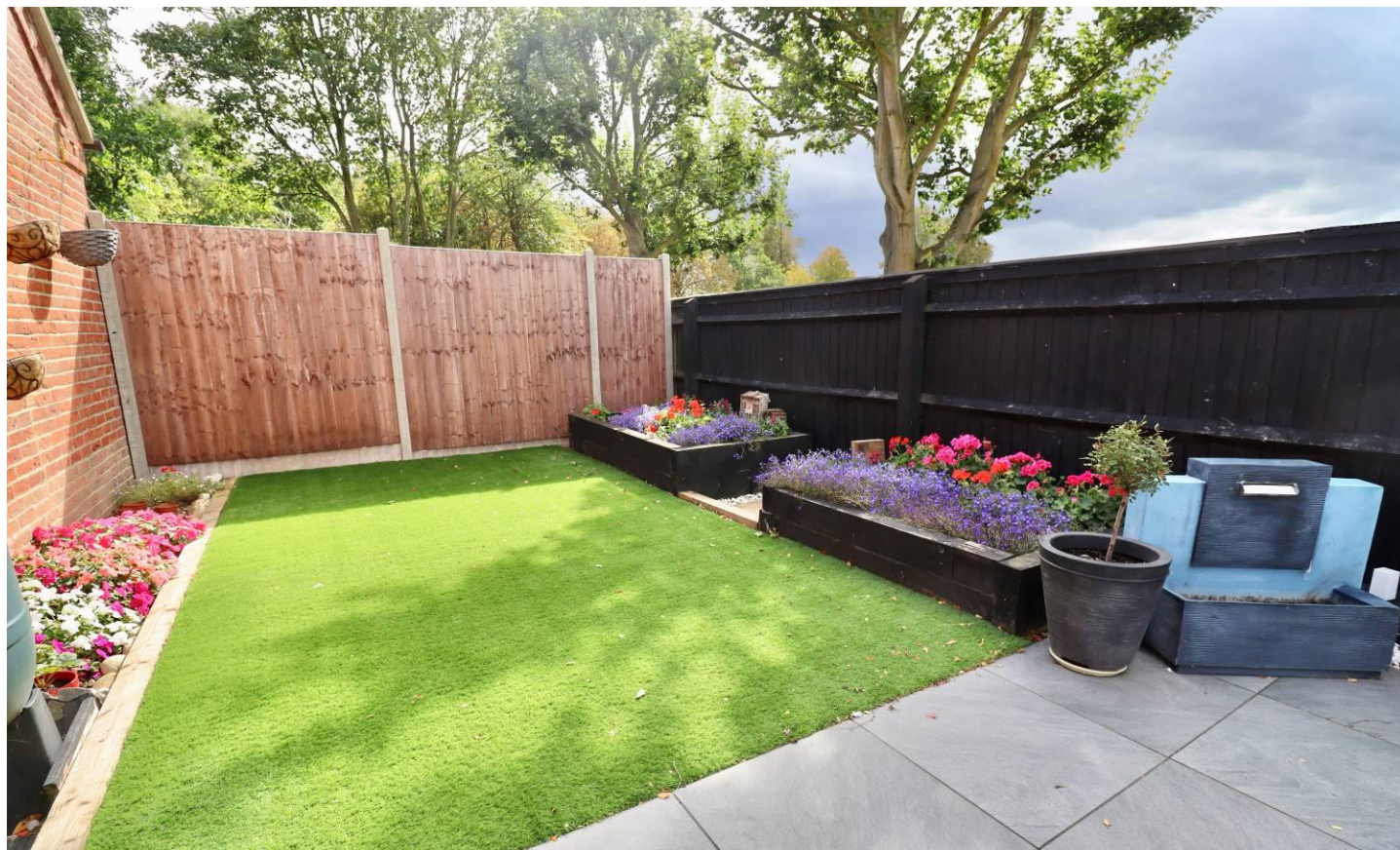
# GENERAL

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.

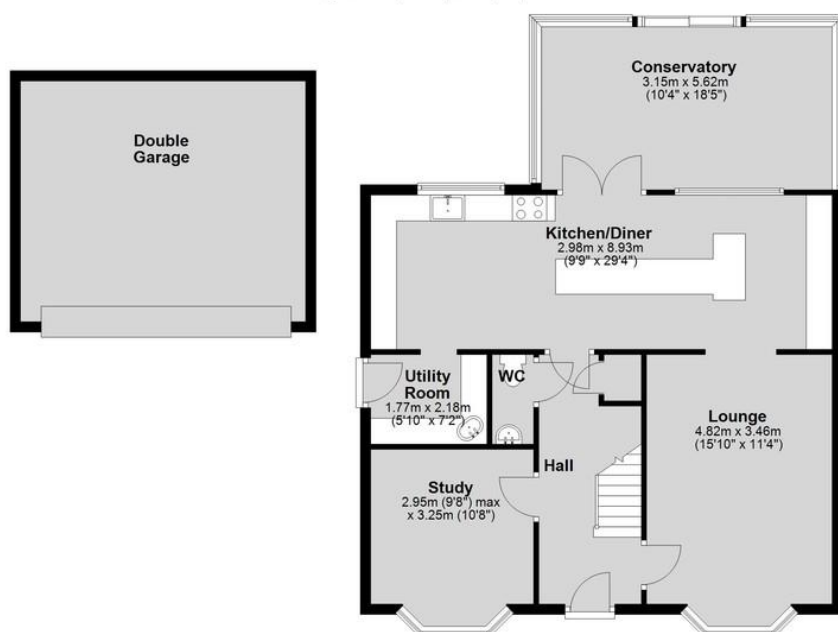
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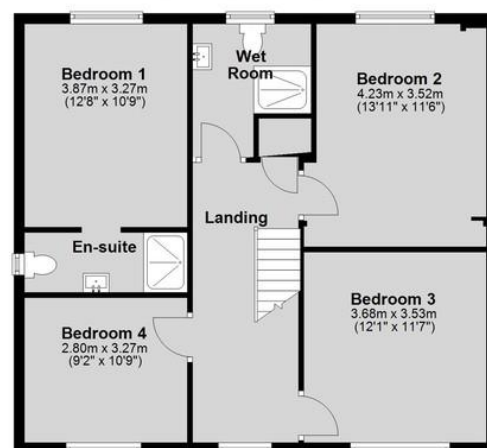
#### Ground Floor

Approx. 114.5 sq. metres (1232.8 sq. feet)



#### First Floor

Approx. 72.9 sq. metres (785.1 sq. feet)



Total area: approx. 187.5 sq. metres (2017.9 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 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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