



28 Gibson Road

Lincoln, LN2 4NZ

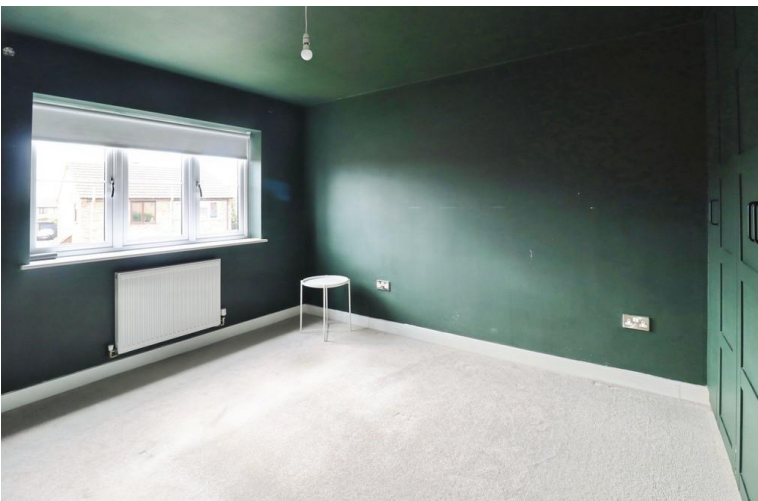


Book a Viewing!

Offers Over £375,000

A spacious four bedroom detached family home, ideally positioned within the popular Minster Fields development to the north of the Cathedral City of Lincoln. Built by respected local developers Taylor Lindsey Homes, the property enjoys convenient access to the nearby bypass, making it well placed for commuters and access to the wider area. The generously proportioned accommodation comprises of a welcoming entrance hall, cloakroom/WC, spacious lounge, impressive kitchen/diner and complementing utility room. To the first floor are four well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a stylish four piece family bathroom. Outside, the property occupies a particularly generous plot, considerably larger than many within the development. A block paved driveway provides ample off road parking and leads to an integral single garage, whilst the fully enclosed rear garden offers an excellent outdoor space for families and entertaining.





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, under stairs storage cupboard, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit, radiator, laminate flooring, tiled splashbacks and double glazed window to the front aspect.

LOUNGE

19' 8" x 11' 3" (6.00m x 3.45m) With double glazed window to the front aspect, laminate flooring and radiator.



KITCHEN/DINER

21' 6" x 10' 0" (6.57m x 3.05m) Fitted with a range of base and wall units with work surfaces over 1 ½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and dishwasher eyelevel twin electric oven and microwave, induction hob with extractor fan over, spotlights, laminate flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

UTILITY ROOM

Fitted with a range of base units with work surface over sync with side drainer and mixer tap, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, personnel door to the garage, spotlights, radiator, laminate flooring and door to the garden.



FIRST FLOOR LANDING

With airing cupboard, storage cupboard and radiator.

BEDROOM 1

13' 8" x 11' 3" (4.17m x 3.44m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

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

BEDROOM 2

18' 0" x 9' 5" (5.51m x 2.89m) With double glazed window to the front aspect and radiator.

BEDROOM 3

16' 2" x 9' 6" (4.94m x 2.92m) With double glazed window to the front aspect and radiator.

BEDROOM 4

9' 8 (max)" x 8' 3" (2.95 m x 2.54m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close couple WC and wash hand basin in a vanity style unit, tiled walls, laminate flooring, spotlights, chrome towel radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing ample off-street parking for multiple vehicles and access to the single garage. The garage has up-and-over door to the front, personnel door to the utility room, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating area and timber garden shed.

SERVICE CHARGE- £100 PER ANNUM.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District 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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REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

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

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

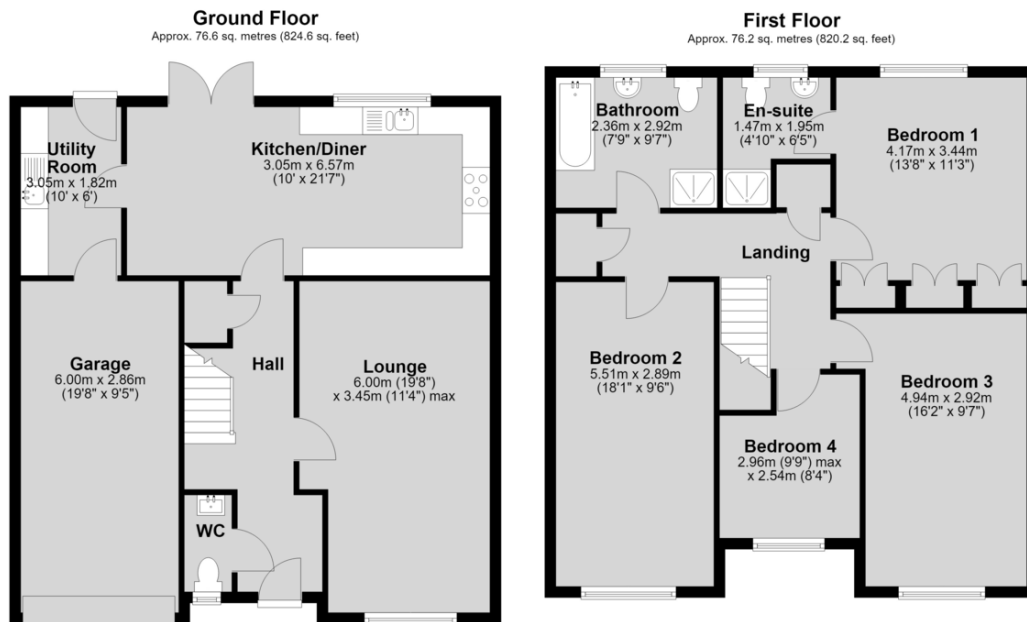
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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. 152.8 sq. metres (1644.7 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 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.



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