



63 Woodhall Drive

Lincoln, LN2 2AE



Book a Viewing!

£170,000

Situated in the ever popular and convenient Ermine Area, to the north of the historic Cathedral City of Lincoln, this well presented Two Bedroom End Terrace Home offers immaculate and spacious living accommodation throughout. The property briefly comprises an Entrance Hall leading into a Lounge/Diner, fitted Kitchen, Side Lobby and a useful Utility Room. To the First Floor, there are Two generous Double Bedrooms and a modern Family Bathroom. Externally, the property benefits from a block paved driveway and a low maintenance gravelled garden to the front, along with a large, fully enclosed rear garden - ideal for families or outdoor entertaining. Early viewing is highly recommended to fully appreciate all that this property has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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.



ENTRANCE HALL

With staircase to the first floor, tiled flooring and double glazed window to the side aspect.

LOUNGE/DINER

19' 10" x 10' 10" (6.07m x 3.32m) With gas fire set within a decorative fireplace, laminate flooring, double glazed window to the front aspect, double glazed French doors to the rear garden and radiator.

KITCHEN

12' 0" x 7' 3" (3.67m x 2.23m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob, spaces for washing machine and fridge freezer, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

SIDE LOBBY

With storage cupboard.

UTILITY ROOM

With spaces for washing machine and tumble dryer, storage cupboards, tiled flooring and double glazed window to the front aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

14' 1" x 8' 11" (4.30m x 2.72m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 8" x 10' 7" (3.27m x 3.23m) With double glazed window to the rear aspect and radiator.

BATHROOM

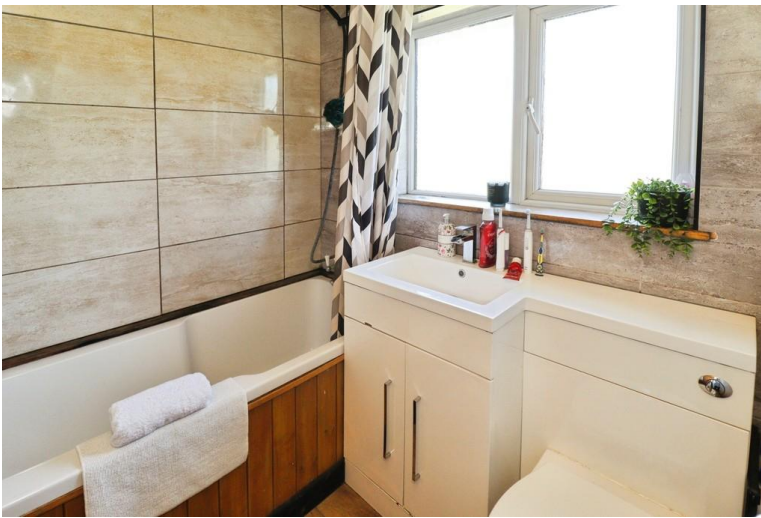
Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC, wash hand basin in a vanity style unit, tiled walls, laminate flooring, towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off street parking. There is a low maintenance gravelled front garden. To the rear of the property there is a generous garden, enclosed in two sections, laid mainly to lawn with garden shed.

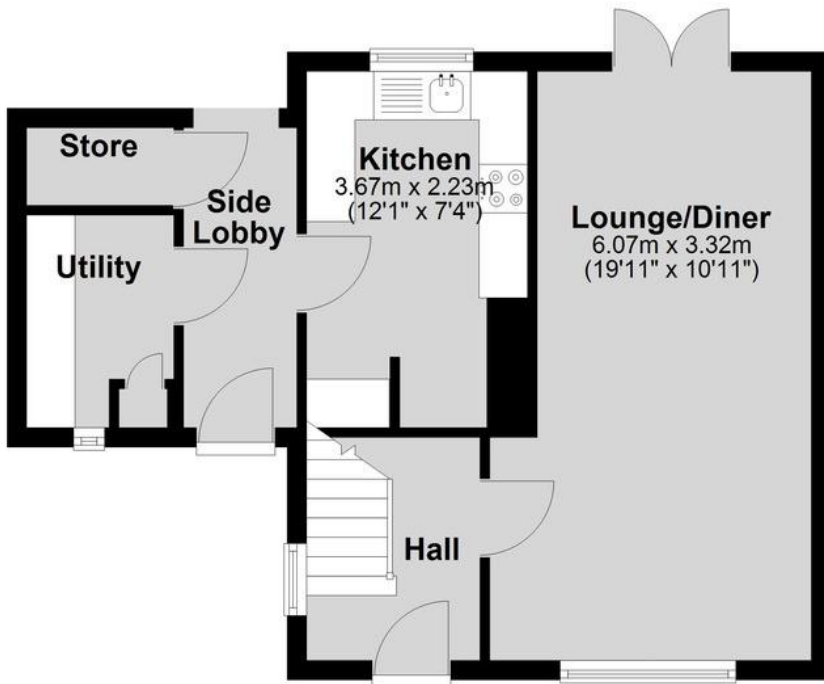
NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is an acquaintance of a member of staff at Mundys.



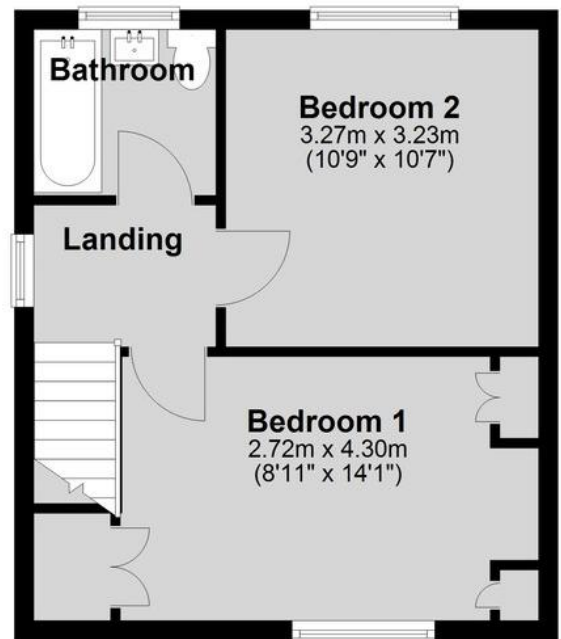
Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 72.0 sq. metres (774.8 sq. feet)

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.

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.

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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 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.
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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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