29 Swallowbeck Avenue

Lincoln, LN6 7EZ

Book a Viewing!

Offers in the region of £300,000

A beautifully presented three bedroom semi detached home, finished to a superb modern standard throughout and offering three genuine double bedrooms - a rare find for this style of property. Positioned just off Doddington Road in a quiet and highly regarded residential setting, the property enjoys excellent access to Lincoln City Centre and the A46, making it ideal for commuters and families alike. This is a home that has been thoughtfully updated and tastefully decorated, creating a stylish yet comfortable living environment that is truly ready to move straight into. With an integrated garage, block paved driveway and generous rear garden, the property offers both practicality and polished presentation in equal measure. Offered for sale with no onward chain, this is a prime opportunity to secure a modernised, well-balanced family home in a consistently popular location. The accommodation comprises of an entrance hall, lounge diner and kitchen and to the first floor there are three double bedrooms, a family bathroom and separate WC. Externally, the property benefits from a block paved driveway, integral garage and enclosed rear garden.

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.

ACCOMMODATION

ENTRANCE HALL
Accessed via a frosted UPVC entrance door, the hallway provides an immediate sense of space and light with a useful understairs storage cupboard, doors leading to the lounge diner and kitchen and stairs rising to the first floor.

LOUNGE/DINER
26' 3" x 10' 11 max" (8m x 3.33m) A spacious dual-aspect reception room extending the full depth of the property with a UPVC double glazed window to the front aspect and French doors to the rear garden, ample space for both lounge furniture and a family dining table, complemented by a built-in gas fire forming a central focal point.

KITCHEN
17' 4" x 10' 0 max" (5.28m x 3.05m) Fitted with a comprehensive range of modern wall and base units with laminate worktops and tiled splashbacks, electric hob with extractor over, eye level electric oven, space for fridge freezer, integrated dishwasher and sink with drainer and mixer tap, two UPVC double glazed windows overlook the rear garden and a UPVC door provides direct access outside. There is also internal access to the integral garage, adding practicality to everyday living.

FIRST FLOOR LANDING
With access to all three double bedrooms, the family bathroom and separate WC, along with additional space suitable for a desk or storage unit.

BEDROOM 1
13' 1" x 11' 0" (3.99m x 3.35m) With UPVC double glazed window overlooking the garden and radiator.

BEDROOM 2
13' 0" x 11' 0" (3.96m x 3.35m) With UPVC double glazed window and radiator.

BEDROOM 3
14' 2" x 8' 6" (4.32m x 2.59m) With UPVC double glazed window and radiator.

BATHROOM
Fitted with a four piece suite comprising of a corner bath, separate shower enclosure with mains shower, wash hand basin with tiled splashback, WC, upright towel radiator, laminate flooring and frosted UPVC double glazed window to the rear aspect.

WC
With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring and radiator.

GARAGE
15' 4" x 8' 6" (4.67m x 2.59m) Featuring an electric roller shutter door, lighting, power and plumbing. This space also houses the wall mounted gas combi boiler. Internal access from the kitchen enhances convenience and offers further storage or conversion potential (subject to permissions).

OUTSIDE

To the rear there is a generous enclosed garden, mainly laid to lawn with a patio seating area ideal for outdoor dining and entertaining. The space is secured by fenced boundaries and benefits from side gated access, planted borders, outside tap and garden shed. To the front there is a smart block paved driveway providing off road parking for multiple vehicles and access to the integral garage.

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.

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 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.

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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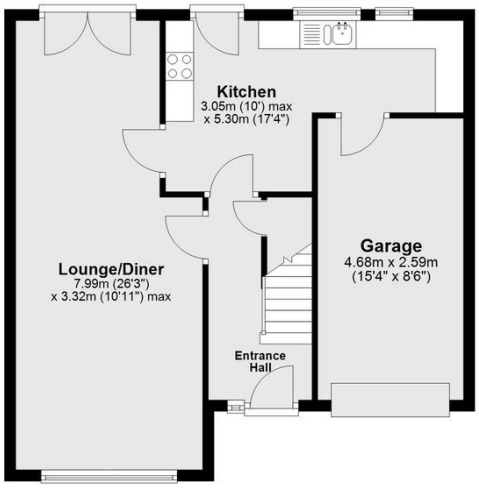
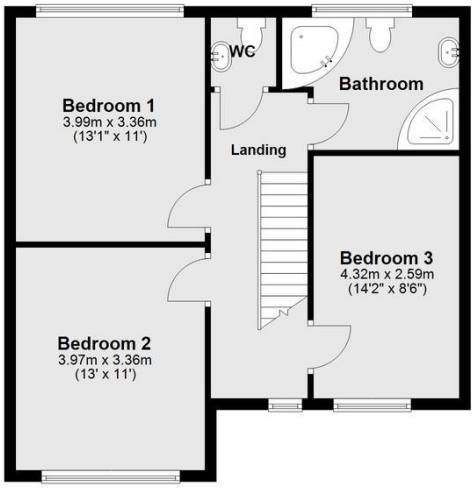
Ground Floor



First Floor



Total area: approx. 114.8 sq. metres (1235.3 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 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.

The Property Ombudsman