



## 10 Stonefield Avenue

Lincoln, LN2 1QL



Book a Viewing!

**£499,950**

Positioned on the prestigious Stonefield Avenue in the highly sought after Uphill area of Lincoln, just moments from the historic Bailgate and Cathedral Quarter, this impressive double bay fronted Detached Home offers beautifully extended and superbly presented accommodation throughout. The property is welcomed by an inviting Entrance Hall leading to a charming bay fronted Lounge, Cloakroom/WC and a practical Utility Room. Undoubtedly the heart of the home is the stunning Open Plan Living Kitchen Diner, thoughtfully designed to provide a stylish yet sociable space, complete with bi-fold doors opening seamlessly onto the rear garden - perfect for modern family living and entertaining alike. To the First Floor, the landing gives access to Three well proportioned Bedrooms, with the Principal Bedroom benefiting from a contemporary En-suite Shower Room, alongside a luxurious four piece Family Bathroom. Externally, the property enjoys a generous block paved driveway providing ample off street parking, a single garage and a pleasant, enclosed rear garden offering a private outdoor retreat. An exceptional home in one of Lincoln's most desirable locations - early viewing is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – to follow.

**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

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

### LOUNGE

14' 0" x 11' 10" (4.27m x 3.63m) With double glazed bay window to the front aspect, decorative fireplace and radiator.

### LIVING KITCHEN DINER

21' 5" x 20' 9" (6.54m x 6.33m) Fitted with a modern range of wall and base units with work surfaces over, undermount 1 1/2 bowl sink with side drainer and mixer tap over, integrated fridge and dishwasher, electric oven and hob with extractor fan over, tiled flooring, two Velux windows, spotlights and double glazed bi-fold doors to the rear garden.

### CLOAKROOM/WC

With closed coupled WC and pedestal wash hand basin, tiled flooring, radiator and double glazed window to the side aspect.

### UTILITY ROOM

Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, cupboard housing the wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator, spotlights and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard.

### BEDROOM 1

12' 11" x 11' 10" (3.96m x 3.63m) With double glazed bay window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, tiled flooring, radiator and spotlights

### BEDROOM 2

12' 11" x 8' 7" (3.96m x 2.62m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

8' 7" x 7' 11" (2.63m x 2.42m) With double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, tiled flooring, spotlights, radiator, double glazed windows to the side and rear aspects.







## OUTSIDE

To the front and side of the property there is a generous block paved driveway providing off street parking for multiple vehicles and access to the single garage. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating areas and raised flowerbeds.

### 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 Calum 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

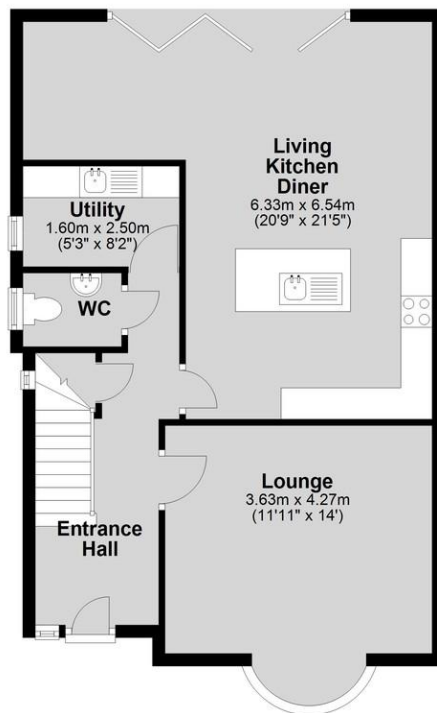
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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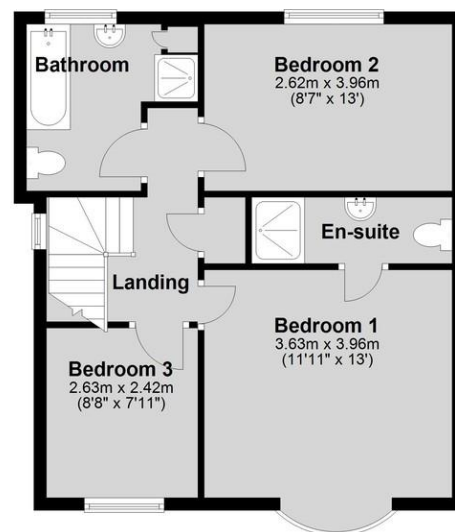
## Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



## First Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 114.1 sq. metres (1227.7 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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