



21 St. Andrews Drive

Lincoln, LN6 7UG

£220,000

This is an extended three bedroomed semi-detached house situated in a popular location to the South of Lincoln, just off Boultham Park Road. The property has internal living accommodation to comprise of Inner Hallway, bay fronted Lounge, modern fitted Dining Kitchen which leads to the Garden Room, WC and First Floor Landing giving access to three Bedrooms and Bathroom. Outside, to the front there is a hard standing area providing off road parking, with a gated driveway to the side providing further off road parking and giving access to the rear where there is a lawned garden, paved seating area, flower beds and converted Garage which now provides a Music Room, Store Room and Shed.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln along Tritton Road and turn left on to Dixon Street. Proceed along to the traffic lights and turn right on to Boultham Park Road, continue along and turn right on to St Andrews Drive where the property can be located on the left hand side.

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.



INNER HALLWAY

With uPVC door to the front, stairs to the First Floor Landing, radiator and door leading to the Lounge.

LOUNGE

14' 2" x 13' 3" (4.34m x 4.06m) With walk-in uPVC bay window to the front, inset fireplace, fitted cupboard, laminate flooring and doorway leading to the Dining Kitchen.

DINING KITCHEN

15' 7" x 11' 7" (4.77m x 3.54m) With uPVC windows to the side, laminate flooring, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer, integral electric oven and four ring electric hob with extractor fan over, spaces for a washing machine, fridge and freezer, decorative fireplace, radiators, under stairs WC and leading into the Garden Room.

WC

With WC and wash hand basin.

GARDEN ROOM

12' 0" x 15' 7" (3.66m x 4.77m) With uPVC window and double doors leading to the rear garden, laminate flooring and radiators.



FIRST FLOOR LANDING

With uPVC window to the side, doors to three Bedrooms and Bathroom.

BEDROOM 1

14' 2" x 10' 4" (4.33m x 3.17m) With uPVC window to the front, fitted wardrobes and radiator.

BEDROOM 2

10' 0" x 9' 2" (3.07m x 2.81m) With uPVC window to the rear and radiator.

BEDROOM 3

8' 7" x 6' 4" (2.63m x 1.94m) With uPVC window to the front, fitted bedroom furniture and radiator.



BATHROOM

7' 6" x 7' 2" (2.29m x 2.19m) With uPVC window to the rear, bath with shower over, WC, wash hand basin, towel radiator, partly tiled walls and cupboard housing the gas fired central heating boiler.





OUTSIDE

To the front there is a hard standing area providing off road parking, with a gated driveway to the side providing further off road parking and giving access to the rear where there is a lawned garden, paved seating area, flower beds and converted Garage which now provides a Music Room, Store Room and Shed.

MUSIC ROOM - 13' 1" x 10' 8" (4.93m x 3.27m)

STORE - 10' 8" x 3' 2" (3.27m x 0.99m)

SHED - 13' 8" x 4' 7" (4.18m x 1.41m)

WEBSITE

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

SLS & Better Edge, Ringrose Law LLP, Burton and Co, 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.

Coverings 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.

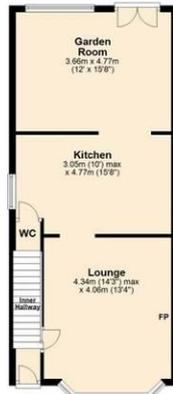
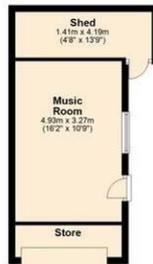
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Ground Floor
Approx. 81.9 sq. metres (881.3 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.2 sq. feet)



For illustration purposes only.
Plan produced using PlanIt.

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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.

