



**3 Belgravia Close,  
Lincoln, LN6 0QJ**



Book a Viewing!

**£375,000**

Situated on the highly sought after Forest Park development, just south of the historic Cathedral City of Lincoln, this superb Four Bedroom Detached Family Home offers generous and versatile living accommodation throughout. The beautifully presented accommodation comprises an impressive Entrance Hall, Cloakroom/WC, spacious Lounge/Diner, separate Sitting Room, Conservatory, Study/Bedroom Four, Kitchen/Breakfast Room and a complementing Utility Room. To the First Floor there are three well proportioned Double Bedrooms, with the principal bedroom benefiting from a stylish En-suite Shower Room, along with a modern Family Bathroom. Externally, the property enjoys a block paved driveway providing ample off street parking, access to a garage and a front garden. To the rear there is an established and fully enclosed garden, offering an ideal space for outdoor entertaining and family enjoyment. Early viewing of this exceptional family home is highly recommended.



3 Belgravia Close, Lincoln, LN6 0QJ



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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, storage cupboard and radiator.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls and double glazed window to the front aspect.

#### LOUNGE/DINER

22' 10" x 12' 4" (6.98m x 3.76m) With double glazed windows to the front, side and rear aspects, electric fire set within a feature fireplace and two radiators.

#### SITTING ROOM

10' 7" x 9' 7" (3.23m x 2.93m) With double glazed French doors to the conservatory and radiator.



#### CONSERVATORY

12' 5" x 10' 7" (3.81m x 3.23m) With double glazed French doors to the rear garden.

#### STUDY/BEDROOM FOUR

10' 2" x 9' 11" (3.10m x 3.01m) A versatile room currently utilised as a study, but could make an ideal playroom or fourth bedroom, with three double glazed windows to the front aspect and radiator.

#### KITCHEN/BREAKFAST ROOM

12' 11" x 9' 11" (3.93m x 3.01m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level double oven, induction hob with extractor fan over, space for dishwasher, radiator and double glazed window to the rear aspect.



#### UTILITY ROOM

8' 3" x 5' 10" (2.53m x 1.79m) With spaces for washing machine and fridge freezer, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect, personnel door to the garage and door to the garden.



#### FIRST FLOOR LANDING

#### BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.63m) With double glazed window to the side aspect and radiator.

#### EN-SUITE SHOWER ROOM

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



## BEDROOM TWO

12' 8" x 9' 10" (3.87m x 3.02m) With double glazed windows to the side aspect, airing cupboard and radiator.

## BEDROOM THREE

11' 8" x 7' 3" (3.58m x 2.23m) With double glazed windows to the front aspects, eaves storage, loft access point and radiator.

## BATHROOM

Fitted with a stylish three piece suite comprising panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks, spotlights and two double glazed windows to the rear aspect.



## OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and flowerbeds. There is a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up-and-over door to the front, personnel door to the utility room, light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with shed, greenhouse and workshop with light and power, mature shrubs, trees and vegetable and fruit plots.



## 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 and Gison 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 and J Walter 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.

Cloverings 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 RCS 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.

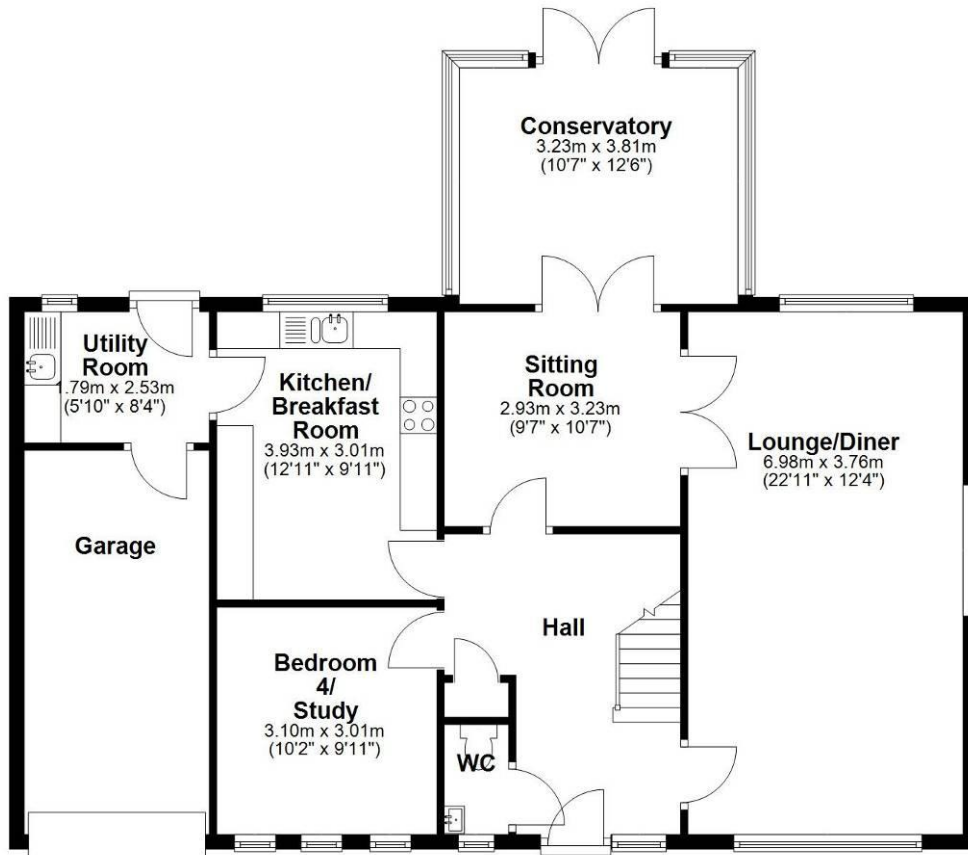
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





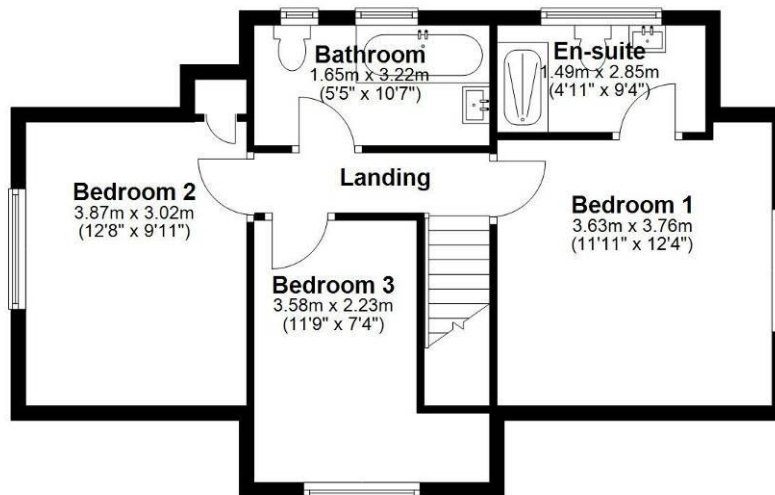
## Ground Floor

Approx. 103.6 sq. metres (1115.1 sq. feet)



## First Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



Total area: approx. 155.2 sq. metres (1670.3 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

### 3 Belgravia Close

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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.



www.mundys.net