



60 St. Augustine Road
Lincoln, LN2 4FH



Book a Viewing!

£320,000

A modern four bedroom detached family home, situated on a popular development within the Carlton Centre in Lincoln. The property occupies a corner plot and offers well proportioned accommodation comprising an entrance hallway, lounge, dining room, fitted dining kitchen, utility room and ground floor WC. To the first floor, there are four well-appointed bedrooms, with bedroom one benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys a wall enclosed garden, off-street parking and a detached double garage. The property does require some modernisation but is offered for sale with no onward chain.





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

INNER HALLWAY

With uPVC window and door to the front, wooden flooring, radiator and stairs rising to the first floor landing.

WC

4' 4" x 4' 5" (1.34m x 1.37m) With uPVC window to the front, WC, wash hand basin, radiator, partly tiled walls and wooden flooring.

UTILITY ROOM

4' 11" x 4' 5" (1.51m x 1.37m) With uPVC door to the side, wall mounted gas boiler, plumbing and space for a washing machine, full height storage cupboards and radiator.



KITCHEN/DINER

13' 7" x 11' 7" (4.16m x 3.55m) With uPVC windows to the side and rear aspects and fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and four ring gas hob with extractor hood over. There are spaces for an American style fridge/freezer and dishwasher, together with wall mounted cupboards, complementary tiling, radiator and space for a dining table.

DINING ROOM

8' 3" x 10' 3" (2.53m x 3.13m) With uPVC doors leading to the rear garden and patio, radiator, space for a dining table and door leading through to the kitchen.

LOUNGE

15' 10" x 10' 3" (4.84m x 3.13m) With a uPVC window to the front aspect, radiator, feature electric fire and double doors leading through to the dining room.

LANDING

Providing access to the roof space, airing cupboard and radiator.

BEDROOM 1

13' 8" x 10' 2" (4.17m x 3.12m) With uPVC window to the front aspect, fitted cupboards, radiator and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin, WC, uPVC window to the front aspect and radiator.

BEDROOM 2

11' 7" x 8' 6" (3.55m x 2.61m) With uPVC window to the front aspect, fitted cupboard and radiator.

BEDROOM 3

10' 9" x 10' 3" (3.29m x 3.13m) With uPVC window to the rear aspect and radiator.

BEDROOM 4

10' 7" x 7' 9" (3.24m x 2.38m) With uPVC window to the side aspect and radiator.

FAMILY BATHROOM

5' 1" x 6' 3" (1.55m x 1.91m) With uPVC window to the rear aspect and suite comprising bath with shower over, WC, wash hand basin and radiator.

DOUBLE GARAGE

18' 2" x 18' 8" (5.56m x 5.69m) With two up-and-over doors to the front, together with power and lighting.

OUTSIDE

To the front of the property there is a wall and metal fencing enclosing flower beds.

The rear garden is mainly laid to lawn and includes a paved seating area, flower beds and vegetable plots. There is a gate providing access to the off-street parking and detached double garage.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – TBC

COUNCIL TAX BAND – D.

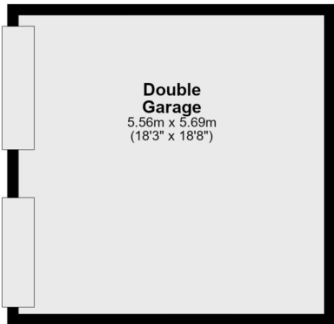
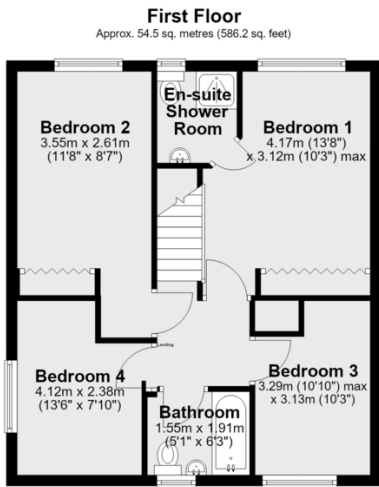
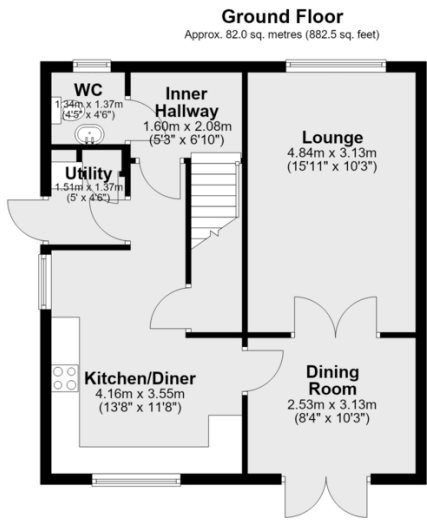
LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Total area: approx. 136.4 sq. metres (1468.7 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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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.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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

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