



8 Spire Close

Lincoln



Book a Viewing!

£240,000

A modern three-storey, four bedroomed, mid-townhouse located in a quiet cul-de-sac within the northern area of Lincoln. The property benefits from convenient access to the City Centre, the historic Bailgate Area, and excellent transport links to the A46 bypass. Well presented and maintained by the current owner, the property offers flexible living accommodation. The garage has been converted to provide an additional Reception Room. Accommodation comprises: Entrance Hallway, Downstairs WC, Family Room, Bedroom Four with double doors leading to the rear garden and a Utility Room. Stairs from the Hallway lead to the First-Floor Landing giving access to the Lounge with Juliet Balcony and a Kitchen Diner, also with Juliet Balcony. Further stairs lead to the Second-Floor Landing with access to three further Bedrooms and a Bathroom. Bedroom One benefits from built-in wardrobes and an En-suite Shower Room. Outside there is a driveway to the front providing off-road parking and an attractive garden to the rear.



Spire Close, Lincoln, LN1 3QE



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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 Bishop Grosseteste University.



ENTRANCE HALL

With external door, LVT flooring, stairs to first floor, understairs storage cupboard and radiator.

WC

5' 8" x 3' 1" (1.73m x 0.94m) With LVT flooring, low-level WC, wash hand basin with cupboard below, radiator and extractor fan.

UTILITY ROOM

6' 10" x 5' 9" (2.08m x 1.75m) With external door, LVT flooring, base unit with work surface over, stainless steel sink drainer, plumbing and space for washing machine, space for tumble dryer or freezer, extractor fan and wall-mounted gas-fired central heating boiler.



FAMILY ROOM

15' 7" x 8' 4" (4.75m x 2.54m) With UPVC double glazed window, spotlighting and radiator.

BEDROOM 4

10' 2" x 8' 4" (3.1m x 2.54m) With UPVC double glazed double doors, LVT flooring and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window, stairs to second floor and radiator.

KITCHEN/DINER

15' 7" x 8' 4" (4.75m x 2.54m) With UPVC double glazed double doors to the Juliet Balcony, tiled flooring, range of wall and base units with work surfaces and tiled splashbacks, stainless steel sink drainer, integrated oven, four-ring gas hob with extractor over, space for fridge freezer and radiator.



LOUNGE

15' 6" x 10' 2" (4.72m x 3.1m) With UPVC double glazed window, double doors to the Juliet Balcony and radiator.

SECOND FLOOR LANDING

With storage cupboard.

BEDROOM 1

13' 0" x 8' 4" (3.96m x 2.54m) With UPVC double glazed window, built-in wardrobe and radiator.

EN-SUITE

With low-level WC, wash hand basin, shower cubicle with tiled surround, spotlighting, extractor fan and radiator.

BEDROOM 2

9' 1" x 8' 4" (2.77m x 2.54m) With UPVC double glazed window and radiator.

BEDROOM 3

10' 2" x 6' 11" (3.1m x 2.11m) With UPVC double glazed window and radiator.

BATHROOM

6' 11" x 5' 0" (2.11m x 1.52m) With UPVC double glazed window, low-level WC, wash hand basin, bath with tiled surround, radiator, spotlighting and extractor fan.





OUTSIDE

To the front there is a driveway providing side-by-side off-road parking. To the rear there is a patio seating area, lawned garden and a variety of plants, shrubs and trees.

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 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.

CMH, 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 MRRICS.

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 roughly checked.

GENERAL

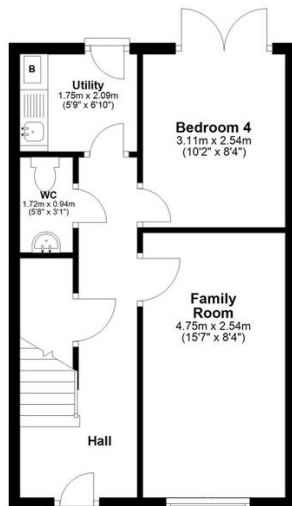
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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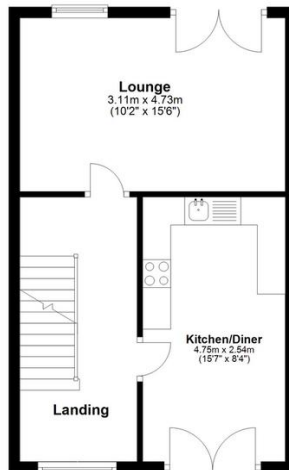
Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



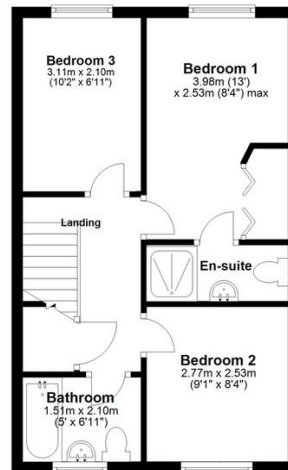
First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Second Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

