



58 Macaulay Drive

Lincoln, LN2 4EE



Book a Viewing!

£185,000

An extended Three Bedroom Semi Detached Home which has been updated with new flooring, internal doors and an improved decking area. The property offers flexible Ground Floor Living Space, generous parking and a spacious garden. The accommodation comprises of an Entrance Hallway, Kitchen, Lounge, Family Room, Shower Room, First Floor Landing and three double Bedrooms.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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 UPVC frosted double glazed entrance door, laminate flooring, under-stairs storage, UPVC window to the side aspect, stairs to the first floor landing and access to the kitchen, shower room, lounge and storage room. Storage room includes UPVC window overlooking the driveway.

LOUNGE

12' 11" x 13' 11" (3.94m x 4.24m) With laminate flooring, UPVC double glazed window to the front aspect, radiator and built-in media unit.

KITCHEN

9' 4" x 10' (2.84m x 3.05m) Modern kitchen fitted with a range of wall and base units with work surfaces, tiled flooring and splashbacks, gas hob with electric oven, extractor, spaces for washing machine and double fridge/freezer, additional storage units, downlights, UPVC double glazed window overlooking the rear garden and UPVC frosted door providing access to the side passage and rear garden.

FAMILY ROOM

15' 1" x 9' 9" (4.6m x 2.97m) Extended living space with wood effect tiled flooring, radiator, UPVC window to the side aspect and frosted UPVC door opening onto the decking area.



BATHROOM

Three piece suite comprising of shower tray with mains shower, WC and sink with under cupboard storage, tiled splashbacks, tiled flooring, radiator, extractor and frosted UPVC double glazed window to the front aspect.



FIRST FLOOR LANDING

With access to three bedrooms, boarded loft and storage cupboard housing the wall mounted boiler with airing storage.

BEDROOM 1

13' 2" x 13' 11 max" (4.01m x 4.24m) Double bedroom with UPVC double glazed windows to both the front and rear aspects, laminate flooring, radiator and modern wooden glass panelled doors.

BEDROOM 2

11' 6" x 10' 3" (3.51m x 3.12m) Rear facing double bedroom with UPVC double glazed window, radiator, over stairs storage cupboard and wooden glass-panelled door.



BEDROOM 3

7' 11" x 10' 4" (2.41m x 3.15m) Front facing double bedroom with UPVC double glazed window, laminate flooring, radiator, over stairs storage cupboard and wooden glass panelled doors.



OUTSIDE

To the rear, there is a generous and secure garden with composite decking, patio area and lawn, with side access leading to the driveway. To the front there is a block-paved driveway which provides off-road parking for multiple vehicles.

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 & 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.

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 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.

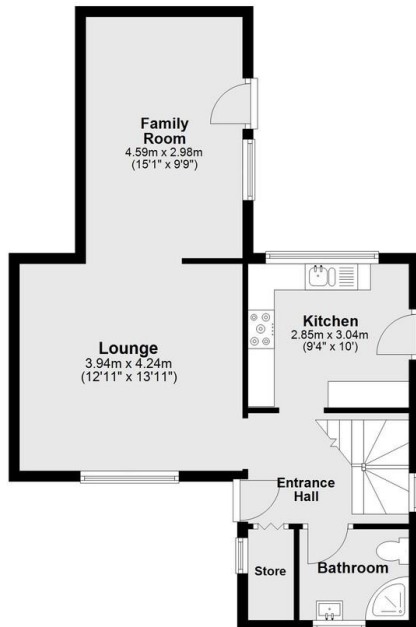
GENERAL

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Ground Floor



First Floor



Total area: approx. 90.7 sq. metres (975.9 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 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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