



35 Grosvenor Avenue
Lincoln, LN6 0XT



Book a Viewing!

£450,000

A spacious detached family home offering versatile living accommodation including a one bedoomed annexe, positioned within the desirable and executive Forest Park Area of Lincoln. The property has ground floor living accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC and a potential Ground Floor Annex including Sitting Room, Bedroom and Shower Room. To the First Floor there is a Landing leading to four double Bedrooms, master with En-suite Shower Room and Dressing Room. Outside the property benefits from a generous driveway providing ample off street parking, a large garage with workshop, a front garden and a private garden to the rear. Viewing of this spacious and versatile property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – E.

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.





ACCOMMODATION

PORCH

HALL

With staircase to the first floor, double glazed window to the front aspect, laminate flooring and under stairs storage cupboard.

CLOAKROOM/WC

With close coupled WC, wash hand basin and double glazed window to the front aspect.

LOUNGE

17' 10" x 11' 10" (5.46m x 3.61m) With two double glazed windows to the front aspect, double glazed window to the side aspect, laminate flooring and radiator.

DINING ROOM

11' 10" x 9' 9" (3.62m x 2.98m) With double glazed sliding patio door to the rear aspect, laminate flooring and radiator.

KITCHEN

13' 5" x 11' 10" (4.11m x 3.62m) 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, spaces for dishwasher and washing machine, eye level electric oven, gas hob with extractor fan over, tiled splashbacks and double glazed window to the rear aspect.

REAR LOBBY

With door to the rear garden.

UTILITY ROOM

With base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for washing machine and fridge freezer, tiled splashbacks and double glazed window to the rear aspect.

SITTING ROOM

15' 9" x 10' 11" (4.82m x 3.35m) With double glazed French doors to the rear garden and radiator.

SIDE HALL

With storage cupboard.

GROUND FLOOR BEDROOM 5

12' 7" x 10' 9" (3.84m x 3.28m) With two double glazed windows to the front aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin and tiled splashbacks.





FIRST FLOOR LANDING

BEDROOM 1

11' 9" x 9' 10" (3.60m x 3.00m) With double glazed window to the side aspect and radiator.

DRESSING ROOM

7' 7" x 7' 11" (2.32m x 2.42m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

9' 8" x 12' 9" (2.97m x 3.89m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 10" x 9' 7" (3.92m x 2.94m) With two double glazed windows to the front aspect and radiator.

BEDROOM 4

11' 9" x 9' 7" (3.60m x 2.94m) With two double glazed windows to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator, storage cupboard and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs. There is a driveway providing off street parking for multiple vehicles and access to the garage. There is a single garage with workshop, up and over door to the front, personnel door to the rear, light and power. To the rear there is a large garden, laid mainly to lawn with patio seating area and greenhouse.





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 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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:

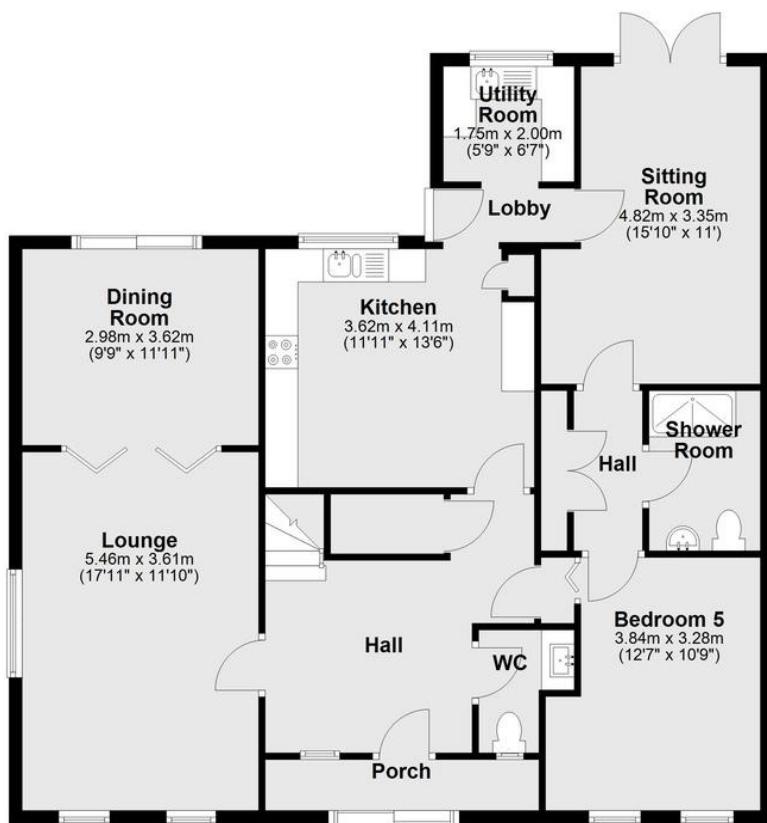
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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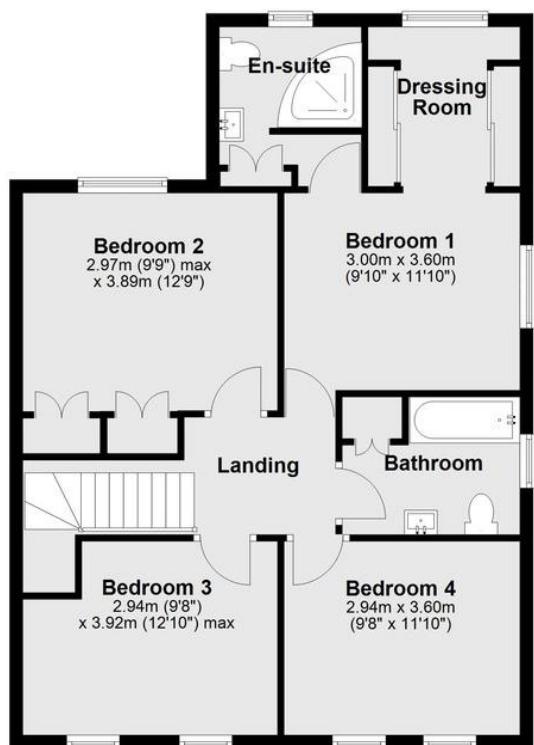
Ground Floor

Approx. 107.2 sq. metres (1154.0 sq. feet)



First Floor

Approx. 72.3 sq. metres (777.9 sq. feet)



Total area: approx. 179.5 sq. metres (1931.9 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.