



## 13 Pine Close

Lincoln, LN1 3SB



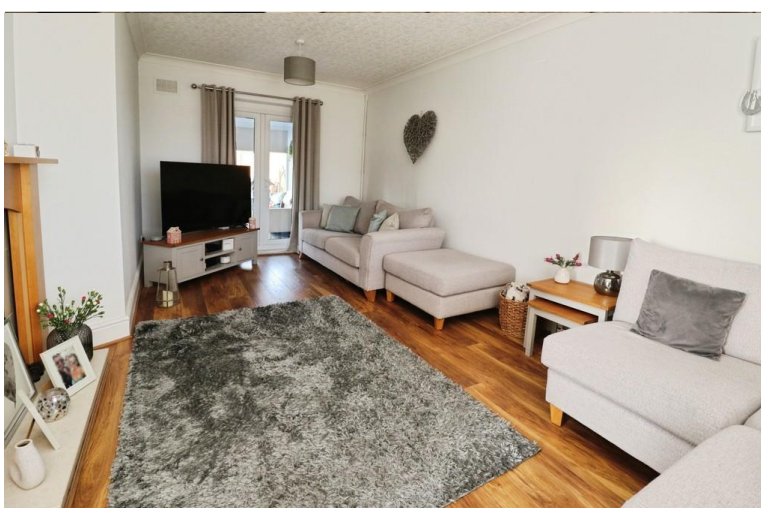
Book a Viewing!

**£195,000**

Ideally positioned at the end of a cul-de-sac in this popular residential location to the North of the Cathedral city of Lincoln, a much improved 3 Bedroom Semi Detached Home with immaculate living accommodation. The accommodation on offer comprises of an Entrance Hall, Generous Lounge, Conservatory, Kitchen, open plan to Dining Room, First Floor Landing, Three Bedrooms and stylish refitted Shower Room. Outside there is a driveway for multiple vehicles to the front and an enclosed rear garden. Suitable for first time buyers. Viewing is highly recommended.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**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 staircase to the first floor, under stairs storage cupboard, laminate flooring, double glazed window to the side aspect and radiator.

### LOUNGE

19' 10" x 12' 9" (6.06m x 3.91m) With gas fire set within a decorative fireplace, laminate flooring, double glazed window to the front aspect, double glazed French doors to the conservatory and radiator.

### CONSERVATORY

8' 8" x 8' 0" (2.65m x 2.45m) With double glazed French doors to the rear garden.



### KITCHEN

11' 9" x 9' 1" (3.59m x 2.78m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, gas hob, space for washing machine, tiled flooring, splashbacks, spotlights and double glazed window to the rear aspect.

### DINING ROOM

14' 8 (max)" x 8' 2" (4.47m x 2.49m) With double glazed window to the front aspect, doors to the front and rear aspects.

### FIRST FLOOR LANDING

With double glazed window to the side aspect.



### BEDROOM 1

12' 2" x 11' 1" (3.72m x 3.39m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 11" x 7' 3" (3.35m x 2.23m) With double glazed window to the front aspect, cupboard housing the gas fired central heating boiler and radiator.

### BEDROOM 3

9' 1" x 7' 10" (2.79m x 2.40m) With double glazed window to the side aspect and radiator.

### SHOWER ROOM

Refitted with a stylish three piece suite comprising of walk-in shower cubicle with rainfall shower, close coupled WC, wash hand basin in a vanity style unit, tiled walls and flooring, towel radiator, spotlights and two double glazed windows to the rear aspect.



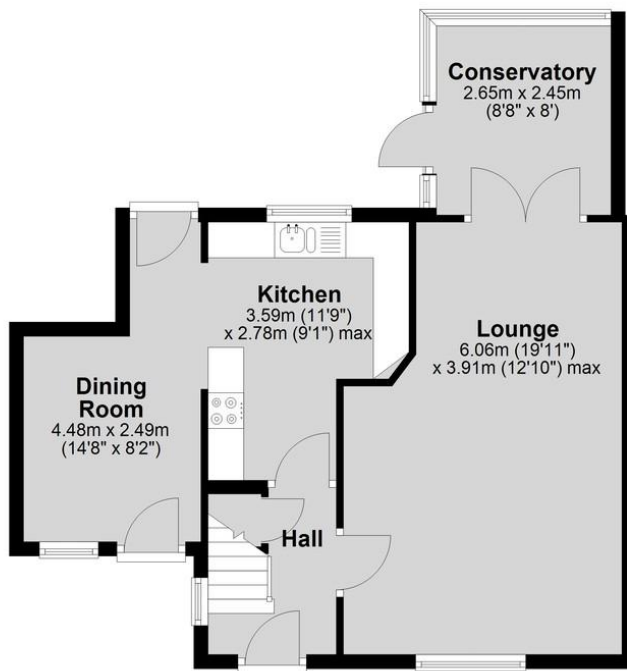
### OUTSIDE

To the front of the property there is a driveway providing off street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area and garden shed.



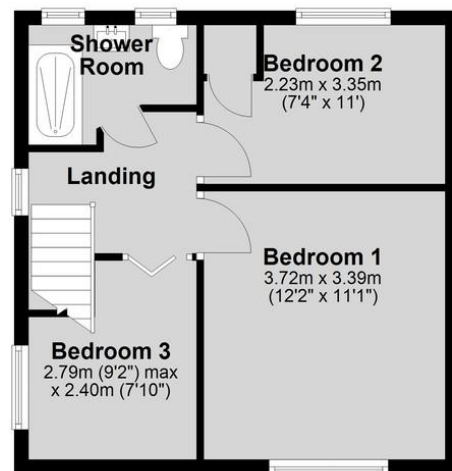
### Ground Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 86.7 sq. metres (932.7 sq. feet)

#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### 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.

CWH, J Walter and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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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.
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