



## 11 Rivermead Close

Lincoln, LN6 8FD



Book a Viewing!

**£325,000**

NO ONWARD CHAIN. A well presented, spacious and modern Four bedroom Detached Family Home situated within this popular cul-de-sac location, just off Hykeham Road, being close to local schooling and having easy access to Lincoln City Centre and North Hykeham. The property benefits from a converted Garage which is now a Play Room/Study and Utility Room. Internally, the accommodation briefly comprises of a Hallway, WC, Kitchen Diner with a modern fitted Kitchen and integral appliances, Lounge, Conservatory, Play Room/Study, Utility Room and a First Floor Landing leading to Four Bedrooms, En-Suite to Bedroom One and Family Bathroom. Outside there is ample off road parking to the front of the property and an attractive garden to the rear. Viewing of the property is essential to appreciate the accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D.**

**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 composite door to front elevation, uPVC double glazed window to side elevation, laminate flooring, radiator and stairs to the First Floor Landing.

#### WC

4' 5" x 3' 0" (1.35m x 0.91m) With tiled flooring, low level WC, wash hand basin with tiled splash-back, radiator and extractor fan.

#### PLAYROOM / STUDY

11' 0" x 7' 7" (3.35m x 2.31m) With uPVC double glazed window to front elevation and radiator.

#### UTILITY ROOM

7' 7" x 4' 7" (2.31m x 1.4m) With vinyl flooring, wall units, work surface with plumbing and spaces for a washing machine and tumble dryer below and wall mounted gas fired central heating boiler.



#### KITCHEN DINER

23' 1" x 8' 10" (7.04m x 2.69m) Kitchen Area - With uPVC double glazed window to front elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and matching up-stands, Range cooker with five ring gas hob and extractor fan over, 1½ bowl stainless steel sink unit and drainer, integral dishwasher and space for a fridge freezer.

Dining Area - With laminate flooring, radiator, double doors to the Lounge and uPVC double glazed sliding doors to the Conservatory.

#### LOUNGE

14' 9" x 12' 11" (4.5m x 3.94m) With uPVC double glazed window to rear elevation, laminate flooring and radiator.



#### CONSERVATORY

11' 5" x 9' 0" (3.48m x 2.74m) With uPVC double glazed windows and double doors to the rear elevation, tiled flooring and power points.

#### FIRST FLOOR LANDING

With access to roof void.

#### BEDROOM 1

12' 10" x 9' 7" (3.91m x 2.92m) With uPVC double glazed window to front elevation, built-in wardrobes, fitted wardrobes and drawers, laminate flooring and radiator.



#### EN-SUITE

6' 7" x 5' 10" (2.01m x 1.78m) With uPVC double glazed window to front elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, heated towel rail, spotlights to ceiling and extractor fan.

#### BEDROOM 2

9' 11" x 8' 11" (3.02m x 2.72m) With uPVC double glazed window to rear elevation, fitted wardrobes and drawers, laminate flooring and radiator.

#### BEDROOM 3

12' 10" x 8' 7" (3.91m x 2.62m) With uPVC double glazed window to front elevation and radiator.



#### BEDROOM 4

9' 11" x 8' 3" (3.02m x 2.51m) With uPVC double glazed window to rear elevation, fitted wardrobes and radiator.

#### FAMILY BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m) With uPVC double glazed window to rear elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, heated towel rail, spotlights to ceiling and extractor fan.

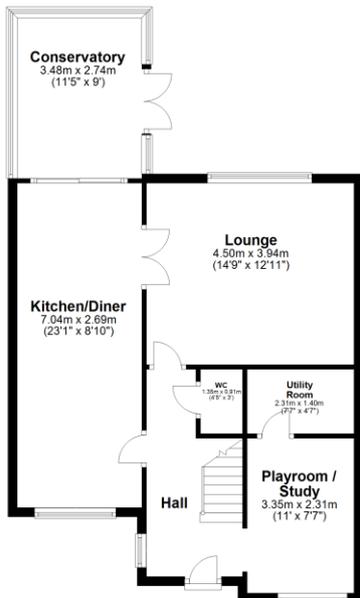
#### OUTSIDE

To the front of the property there is a tarmac driveway providing ample off road parking. There is a gate to one side of the property which gives access to a lean-to storage area. On the other side of the property there is a further gate which gives access to the rear garden which is mainly laid to lawn with a raised decked seating area, low maintenance resin area, garden shed, flower beds and rear access to the side lean-to storage area.



#### Ground Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



#### First Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



Total area: approx. 121.8 sq. metres (1311.4 sq. feet)

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

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#### 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 Callum 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 Spires 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

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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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