



**22 Ashby Avenue**

Lincoln, LN6 0DY



Book a Viewing!

**£215,000**

A superbly renovated and modernised Two Bedroom Semi Detached Home, finished to an excellent standard throughout and ready to move straight into. The property has been thoughtfully upgraded by the current owners, featuring a bespoke modern Kitchen, stylish Shower Room and high quality finishes including LVT flooring throughout the Ground Floor. With tasteful décor, well proportioned accommodation and a generous rear garden, this is an ideal home for first time buyers or those seeking a low maintenance, turn key property. The accommodation comprises of an Entrance Hallway, Lounge, Kitchen Diner and downstairs WC. To the First Floor there are Two Double Bedrooms, a modern Shower Room and a separate WC.





**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

Accessed via a frosted UPVC door with accompanying side window, with LVT flooring, radiator and stairs rising to the first floor.

### LOUNGE

12' 9" x 11' 5" (3.89m x 3.48m) A stylish front facing reception room featuring a bespoke media wall with electric glass fire, UPVC double glazed window and radiator.

### KITCHEN/DINER

20' 8" x 7' 10" (6.3m x 2.39m) A spacious and beautifully finished kitchen dining space, fitted with a range of modern wall and base units with under cabinet lighting, incorporating an electric hob with extractor over, double eye level oven and grill/microwave, integrated fridge freezer, dishwasher and wine fridge, along with space for a washing machine. Finished with LVT flooring, upright radiator, ample space for dining, UPVC double glazed window and French doors open onto the rear garden, with an additional door providing further access.

### WC

Located beneath the stairs, WC and wash hand basin, LVT flooring and extractor.

### FIRST FLOOR LANDING

With UPVC double glazed window to the front aspect, spotlights, access to loft (with ladder) and built-in storage cupboard housing the wall mounted combi boiler.



### BEDROOM 1

12' 11" x 10' 1" (3.94m x 3.07m) A front facing double bedroom with UPVC double glazed window, radiator and built-in storage cupboard.

### BEDROOM 2

12' 11" x 9' 2" (3.94m x 2.79m) A second double bedroom with UPVC double glazed window to the rear aspect and radiator.

### SHOWER ROOM

A modern fitted suite comprising a shower cubicle with mains shower and tiled splashbacks, wash hand basin with vanity storage, LED mirror, upright heated towel rail, spotlights, extractor and frosted UPVC double glazed window.



### WC

With WC and wash hand basin, built-in shelving storage, laminate flooring and frosted UPVC double glazed window.





## OUTSIDE

To the rear, there is a generously sized garden accessed directly from the kitchen diner, featuring a spacious patio seating area leading onto a lawned garden. The space is enclosed by secure fencing and benefits from an outbuilding for storage, side access via a secure gate, as well as external lighting, power and an outside tap. To the front, the property benefits from a slate laid driveway providing off-street parking for multiple vehicles, with secure gated side access to the rear, along with external lighting and power.

### 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](http://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.

CWH, 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 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 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:

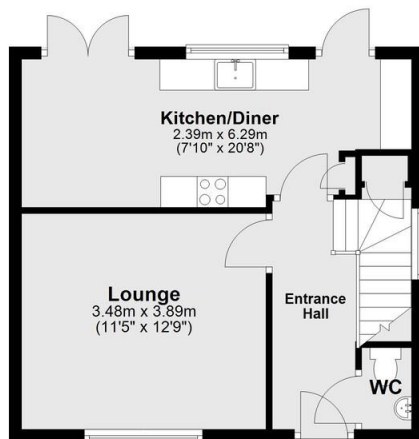
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 spot verified.

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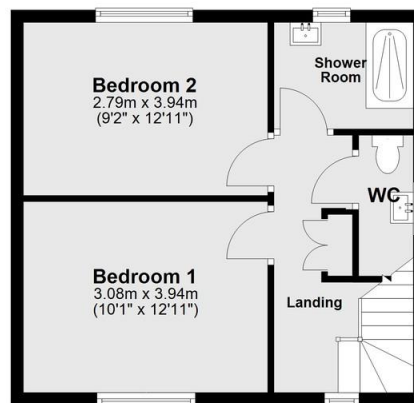
### Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 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 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.



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