



## 14 Thonock Close

Lincoln, LN1 3SW

**£379,950**

An executive detached family home situated on a corner plot, within a cul-de-sac, in the popular Uphill Area of Lincoln. There is easy access to the Bailgate and Cathedral Quarter via Newport. The property has spacious internal living accommodation to briefly comprise of Entrance Porch, Hallway, Cloakroom/WC, Kitchen, Lounge, Dining Room, Sun Room, Lounge, Side Porch, First Floor Landing leading to three Double Bedrooms and a Family Bathroom. The property is approached via a driveway providing ample off road parking for several vehicles and giving access to the attached Double Garage. There is a lawned garden to the front with attractive well maintained gardens to the rear. Viewing is highly recommended. The property is being sold with No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E

**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.



#### PORCH

With double glazed window to the side aspect.

#### ENTRANCE HALL

With staircase to the first floor, radiator, spotlights and parquet flooring.

#### LOUNGE

17' 7" x 12' 11" (5.37m x 3.96m) With double glazed windows to the front and rear aspects, gas fire in feature fireplace, radiator and parquet flooring.

#### DINING ROOM

With double glazed sliding door to the sun room, radiator and parquet flooring.



#### SUN ROOM

12' 10" x 7' 3" (3.92m x 2.23m) With double glazed door and windows to the rear garden, tiled flooring and spotlights.

#### KITCHEN

12' 7" x 8' 7" (3.84m x 2.64m) Fitted with a range of wall and base units with work surfaces over, spaces for Range cooker and dishwasher, stainless steel sink with side drainer and mixer tap over, breakfast bar, tiled splashbacks, radiator and double glazed window to the rear aspect.

**PANTRY** With shelving, wall cupboards, space for fridge freezer and window to side aspect.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin with cupboard beneath, tiled walls, tiled flooring, radiator and window to the side aspect.



#### SIDE PORCH

With double glazed window to the side aspect, door to the rear garden and door to the garage.

#### FIRST FLOOR LANDING

With double glazed window to the front aspect and airing cupboard.

#### BEDROOM 1

17' 5" x 10' 11" (5.33m x 3.33m) With double glazed windows to the front and rear aspects and two radiators.

#### BEDROOM 2

10' 5" x 10' 4" (3.20m x 3.15m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

10' 5" x 10' 0" (3.20m x 3.05m) With double glazed window to the rear aspect, range of fitted wardrobes and radiator.



#### BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin and close coupled WC, tiled walls and flooring, chrome towel radiator, spotlights and double glazed window to the front aspect.



## OUTSIDE

To the front there is a front garden which is mainly laid to lawn with surrounding flowerbeds. There is a driveway providing off road parking for several vehicles and giving access to the attached Double Garage. To the rear of the property there are further attractive and well maintained gardens laid to artificial grass with patio seating area and flowerbeds with a wide variety of plants, shrubs and trees and gated access to the front elevation.

### 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 and Co, Bridge McFarland, Dale & Co and Gison 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 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

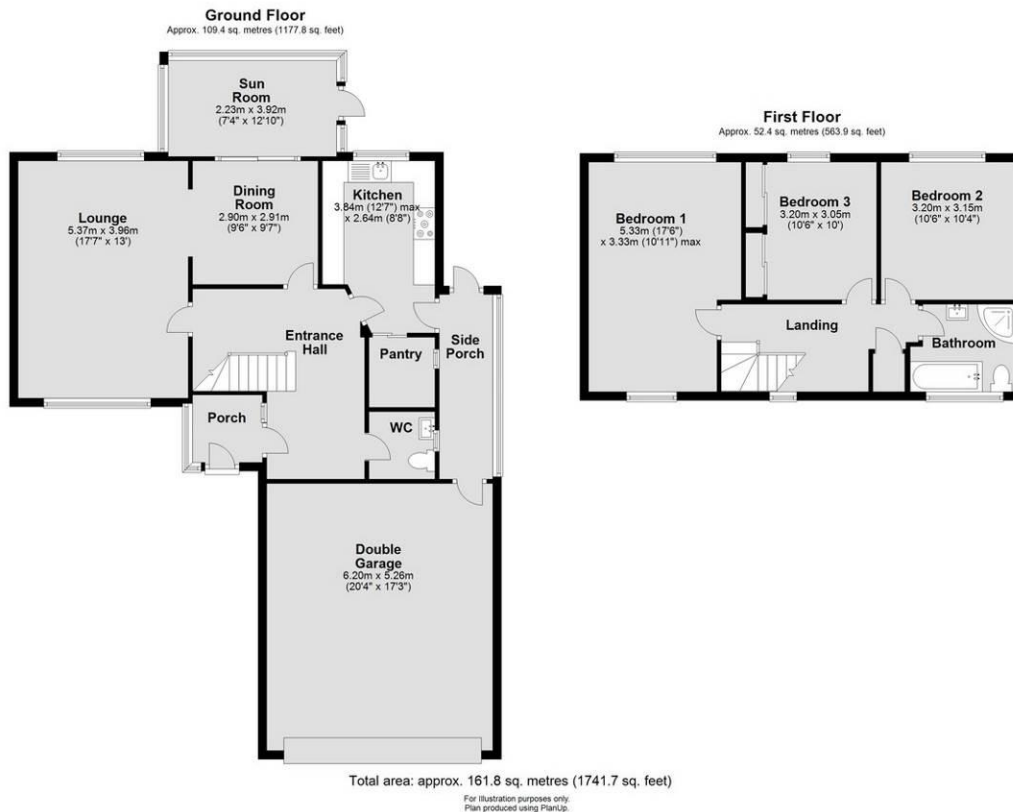
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### 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.
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