



## 6 Ennerdale Close

Lincoln, LN6 0YE



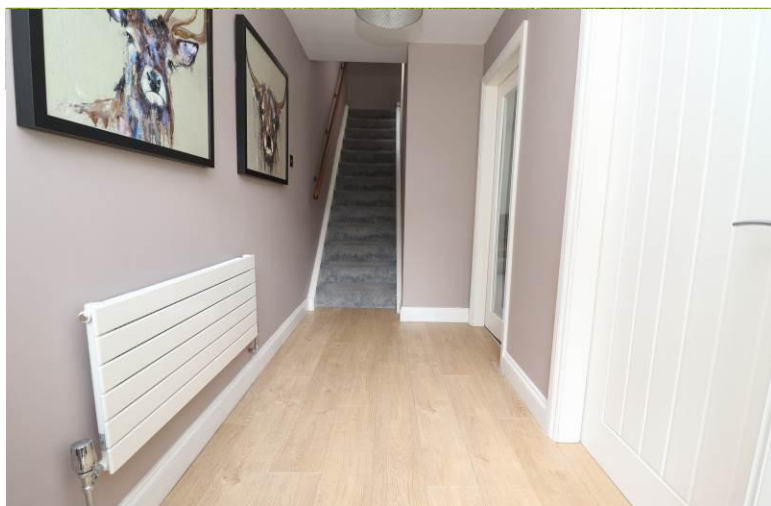
Book a Viewing!

### £295,000

A well-presented four bedroomed detached family home situated just off Malham Drive and within easy access to the A46 Bypass and Lincoln City Centre. The property is well-positioned within this quiet cul de sac location and has internal living accommodation briefly comprising of Entrance Hallway, WC, Lounge, Dining Room, Kitchen and a First Floor Landing leading to four Bedrooms and Family Bathroom. Outside there is a garden to the front with a driveway providing off road parking and access to the Integral Single Garage. There is a lawned garden to the rear. The property further benefits from No Onward Chain and viewing of the property is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C (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.







#### **HALL**

With UPVC double glazed external door to the front elevation, laminate flooring, radiator and stairs to the first floor.

#### **W.C**

With UPVC double glazed window to the side elevation, laminate flooring, low level WC, wash hand basin and heated towel rail.

#### **LOUNGE**

24' 10" x 15' 2" maximum (7.57m x 4.62m), with UPVC double glazed window to the front elevation, double doors to the rear elevation and two radiators.

#### **DINING ROOM**

9' 5" x 9' 5" (2.87m x 2.87m), with UPVC double glazed window to the rear elevation, radiator and under stairs storage cupboard.



#### **KITCHEN**

13' 10" x 7' 6" (4.22m x 2.29m), with UPVC double glazed window to the rear elevation, external door to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, space for fridge freezer, plumbing for washing machine and dishwasher and a radiator.

#### **FIRST FLOOR LANDING**

With UPVC double glazed window to the side elevation, access to the roof void and airing cupboard housing the hot water cylinder.



#### **BEDROOM 1**

11' 10" x 10' 9" (3.61m x 3.28m), with UPVC double glazed window to the rear elevation, wardrobe space and radiator.

#### **BEDROOM 2**

11' 9" x 11' 0" (3.58m x 3.35m), with UPVC double glazed window to the front elevation, wardrobe space and radiator.

#### **BEDROOM 3**

13' 10" x 7' 6" (4.22m x 2.29m), with UPVC double glazed windows to the front and rear elevations and radiator.

#### **BEDROOM 4**

8' 7" x 6' 11" (2.62m x 2.11m), with UPVC double glazed window to the front elevation and radiator.



#### **BATHROOM**

6' 4" x 6' 3" (1.93m x 1.91m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls and radiator.

#### **OUTSIDE**

To the front of the property there a decorative gravelled garden with a driveway to the side providing off road parking and access to the Integral Single Garage. To the rear of there is a lawned garden with a patio seating area.



**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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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 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**

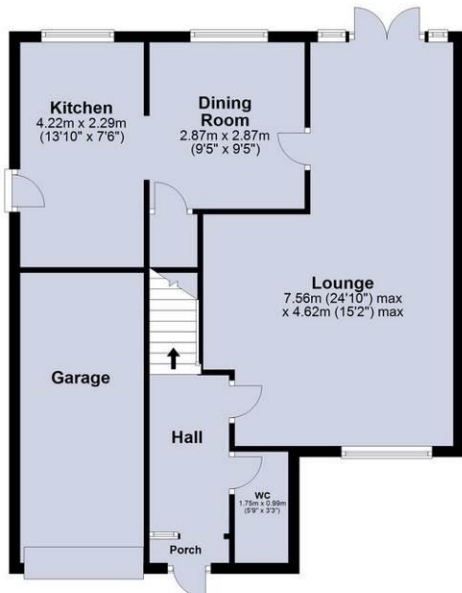
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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 as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

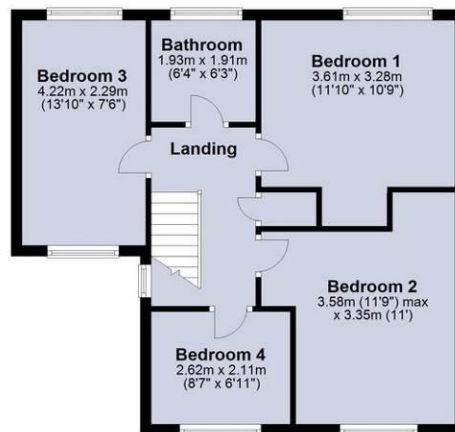
**Ground Floor**

Approx. 70.3 sq. metres (756.5 sq. feet)



**First Floor**

Approx. 52.9 sq. metres (569.1 sq. feet)



Total area: approx. 123.1 sq. metres (1325.5 sq. feet)

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

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

