



3 Bell Grove

Lincoln, LN6 7PL

£190,000

A spacious two bedroom semi-detached house to the South of the Cathedral City of Lincoln, just off Rookery Lane. The property has well-presented accommodation comprising of Hall, Lounge, Kitchen/Diner, Pantry, Conservatory, Cloakroom/WC and a First Floor Landing leading to two Double Bedrooms and a modern Family Bathroom. The property sits on a generous plot with a block paved driveway and an extensive rear garden. The property further benefits from No Onward Chain and viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

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.





ACCOMMODATION

HALL

With staircase to the First Floor.

LOUNGE

12' 11" x 13' 9" (3.94m x 4.20m), with double glazed bay window to the front aspect, gas fire in a feature fireplace and radiator.

KITCHEN/DINER

14' 6" x 8' 5" (4.44m x 2.57m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap, integral fridge, electric oven and hob with extractor fan, tiled flooring, tiled splashbacks and double glazed door and window to the rear aspect.

PANTRY

With window to the side aspect and storage shelving.

CONSERVATORY

11' 8" x 6' 1" (3.58m x 1.87m), with double glazed French doors to the rear garden and tiled flooring.

CLOAKROOM/WC

With close coupled WC and double glazed window to the side aspect.

FIRST FLOOR LANDING

Giving access to two Bedrooms and the Bathroom.

BEDROOM 1

14' 11" x 9' 7" (4.57m x 2.94m), with double glazed window to the front aspect and radiator.

WARDROBE

With double glazed window to the front aspect.

BEDROOM 2

With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of P-shaped jacuzzi bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, airing cupboard, tiled walls, tiled flooring, double glazed window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles. To the rear there is a large enclosed garden which is laid mainly to lawn with a summer house and greenhouse.



WEBSITE

Our detailed website show 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

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

SBS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

Coverings 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

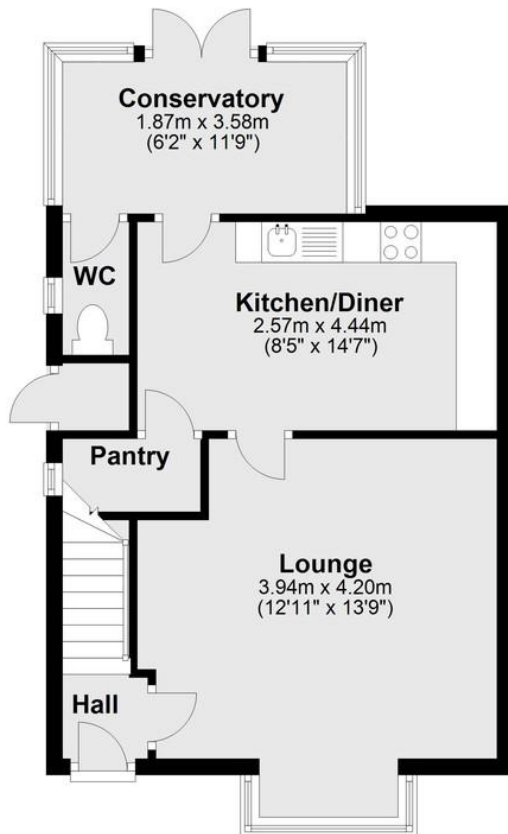
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself 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. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

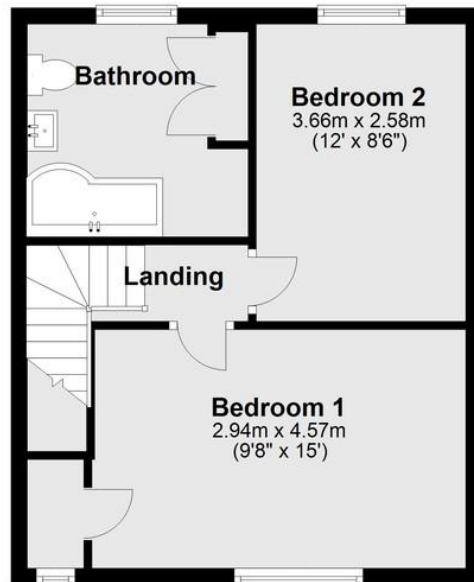
Ground Floor

Approx. 43.0 sq. metres (463.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 79.4 sq. metres (854.6 sq. feet)

For illustration purposes only.
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.

