



## 10 Pavillion Gardens

Lincoln, LN6 8BD



Book a Viewing!

**£495,950**

This is a larger than average detached five bedroom extended family home positioned in this popular location to the South of Lincoln, just off Newark Road. The property has modern stylish living accommodation, to suit a growing family, to comprise of Inner Hallway, Lounge, Garden Room/Conservatory, newly fitted and extended high specification Open Plan Kitchen Diner with a range of fitted appliances, Utility Room, Downstairs WC, Study and stairs raising to the First Floor Landing leading to the Master Bedroom with Dressing Area and En-suite, Family Bathroom and four further well-appointed Bedrooms with En-suite facilities to Bedroom two. Outside the property is approached via a block paved driveway providing off street parking for many vehicles, giving vehicular access to the integral double garage with electric doors. The property benefits from UPVC double glazing, gas central heating, solar electric panels with battery back ups, as well as the property backing onto Ruston's Sports Ground and easy access to the City Centre.



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**SERVICES**

All mains services available. Gas central heating. Solar Panels.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**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.

**INNER HALLWAY**

With Amtico flooring, stairs to the first floor landing, fitted storage below and doors leading to the Lounge, Kitchen, Study and WC.

**WC**

With WC, wash hand basin, partly tiled walls, Amtico flooring and radiator.



#### STUDY

9' 3" x 10' 11" (2.82m x 3.35m) With UPVC window to the front, space for desk and radiator.

#### LOUNGE

21' 2" x 11' 10" (6.47m x 3.61m) With UPVC windows to the front, radiators, electric fire with marble hearth and surround and UPVC doors to the Conservatory.

#### CONSERVATORY

12' 7" x 11' 10" (3.86m x 3.61m) With UPVC windows and double doors, centre fan, wooden laminate flooring and light.

#### KITCHEN AREA

14' 2" x 16' 8" (4.34m x 5.10m) With Amtico flooring, two UPVC windows overlooking the rear garden, fitted with a range of modern base units and drawers with work surfaces over, centre island, sink and drainer with mixer tap, five ring induction hob with extraction above, two electric ovens, two combinations microwave ovens, integral fridge and freezer, two fitted integral dishwashers and wall mounted cupboards with complementary splashbacks and LED lighting.

#### OPEN PLAN LIVING AREA

12' 6" x 10' 5" (3.82m x 3.20m) With UPVC double doors to the rear garden, Amtico flooring, radiators and spaces for a dining table and sofa.

#### UTILITY ROOM

9' 0" x 7' 5" (2.76m x 2.27m) With UPVC window to the rear, fitted with work surface, sink and drainer with mixer tap, spaces for washing machine, tumble dryer and American style fridge freezer, full height storage cupboard and door to the garage.

#### LANDING

With UPVC window to the front and doors leading to five Bedrooms, Bathroom, access to the roof void and airing cupboard.



#### BEDROOM 1

16' 2" x 11' 0" (4.93m x 3.36m) With two dormer style windows to the front with radiators below and a range of fitted wardrobes.

#### DRESSING AREA

With a range of fitted wardrobes.



#### EN-SUITE

9' 5" x 5' 0" (2.88m x 1.54m) With Velux window to the rear, suite to comprise of shower, WC and wash hand basin, radiators and partly tiled walls.

#### BATHROOM

6' 0" x 12' 1" (1.83m x 3.69m) With UPVC window to the side, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and radiator.



#### BEDROOM 2

13' 0" x 12' 4" (3.97m x 3.78m) With UPVC window to the rear, radiator, fitted wardrobes and door to the En-suite Shower Room.

#### EN-SUITE

With UPVC window to the rear, radiator, partly tiled walls, shower, WC and wash hand basin.

#### BEDROOM 3

9' 7" x 12' 1" (2.94m x 3.69m) With UPVC window to the rear and radiator.



#### BEDROOM 4

8' 1" x 11' 10" (2.48m x 3.63m) With UPVC window to the front and radiator.

#### BEDROOM 5

9' 10" x 8' 4" (3.00m x 2.56m) With UPVC window to the rear and radiator.

#### DOUBLE GARAGE

16' 7" x 19' 2" (5.06m x 5.85m) With two electric doors, two UPVC windows to the side, power, lighting and battery back ups for the solar panel system.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking with an EV charging point and a ccess to the garages. To the rear of the property there are lawned gardens, paved seating area, flowerbeds and mature shrubs and trees.



#### WEBSITE

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CWA, 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.

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#### GETTING A MORTGAGE

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#### NOTE

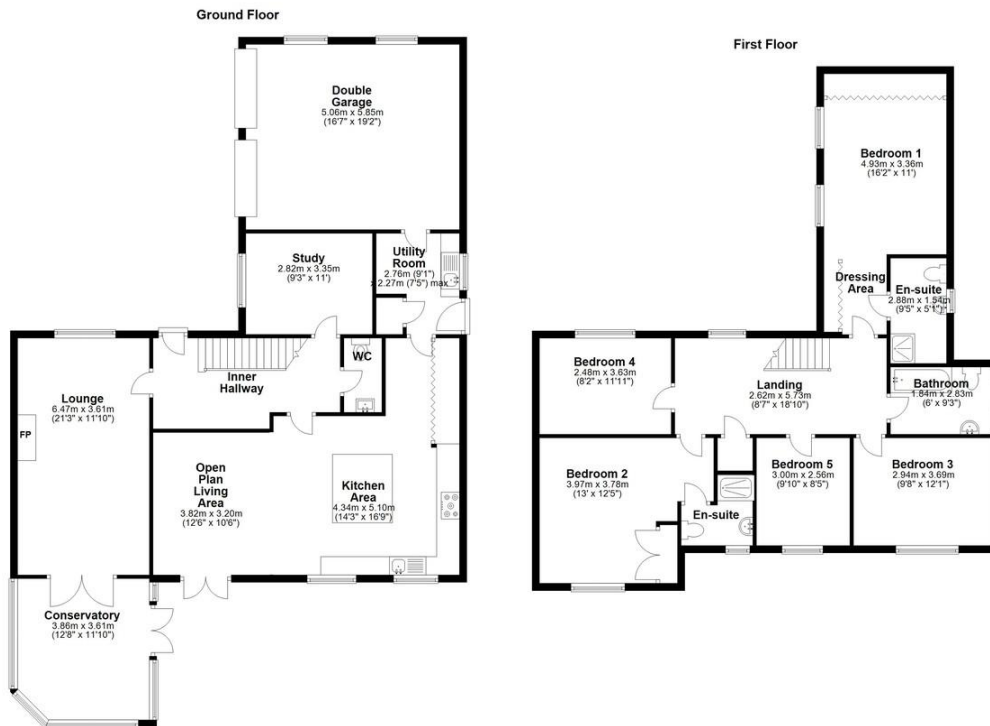
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

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10 pavillion gardens

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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