



## 8 Buttery Close

Lincoln, LN6 8SL



Book a Viewing!

**£215,000**

A traditional three bedroom semi detached house in need of some modernisation, situated in a convenient position on the border of Lincoln and North Hykeham with spacious accommodation comprising of Hall, Lounge, Dining Room, extended Kitchen, Pantry, First Floor Landing, three Bedrooms and Family Bathroom. Outside there are generous front and rear gardens, a driveway and a single garage with brick store. Viewing of the property is highly recommended. NO CHAIN.





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### **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. The property is well located close to the border with North Hykeham which is located South West of Lincoln, close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.







#### HALL

With staircase to the first floor, double glazed window to the side aspect, under stairs storage cupboard and radiator.

#### LOUNGE

12' 6" x 11' 11" (3.83m x 3.65m) With double glazed bay window to the front aspect, gas fire inset within a feature fireplace and radiator.

#### DINING ROOM

12' 0" x 11' 10" (3.66m x 3.61m) With double glazed French doors to the rear aspect, gas fire inset within a feature brick fireplace and two radiators.

#### PANTRY

With double glazed window to the side aspect and storage shelving.

#### KITCHEN

11' 10" x 7' 3" (3.61m x 2.22m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, fridge freezer and washing machine, tiled flooring and splashbacks, radiator, two double glazed windows to the side and rear aspects and door to the garden.

#### FIRST FLOOR LANDING

With double glazed window to the side aspect.



#### BEDROOM 1

12' 6" x 11' 11" (3.83m x 3.65m) With double glazed window to the front aspect, fitted wardrobes and radiator.

#### BEDROOM 2

11' 10" x 12' 0" (3.61m x 3.67m) With double glazed window to the rear aspect, fitted wardrobes and radiator.



#### BEDROOM 3

7' 5" x 7' 4" (2.28m x 2.25m) With double glazed window to the front aspect and radiator.

#### BATHROOM

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



#### OUTSIDE

To the front of the property is a lawned garden with a side driveway providing off street parking for multiple vehicles and access to the garage. The single garage has up and over door to the front aspect, side personal door, light and power. To the rear of the garage is a brick store. To the rear of the property is an enclosed lawned garden with patio seating area, mature shrubs and trees.



**WEBSITE**

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**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 Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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**

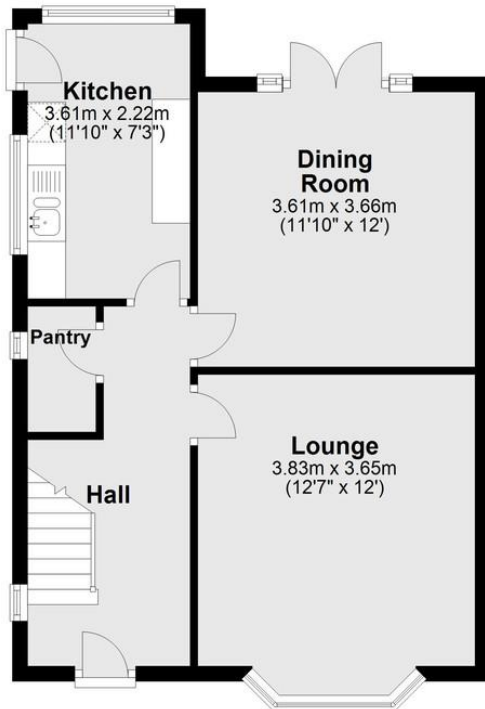
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a not verified.

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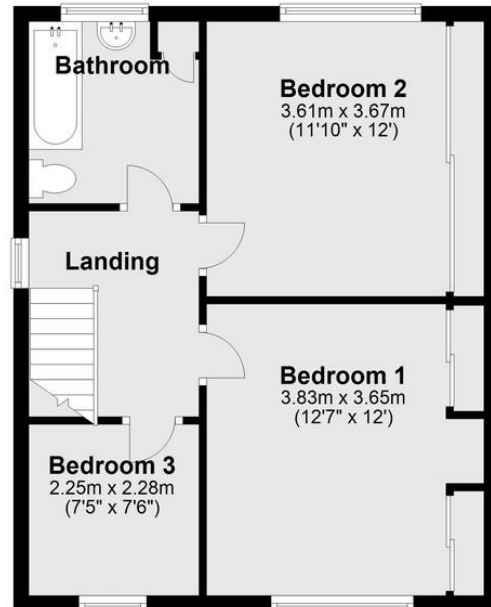
**Ground Floor**

Approx. 46.4 sq. metres (499.4 sq. feet)



**First Floor**

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 91.7 sq. metres (987.3 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.

