



47 Beaufort Close

Lincoln, LN2 4SF



Book a Viewing!

£200,000

A Three Bedroom Semi-Detached property positioned in the ever-popular Uphill Lincoln area of Glebe Park. The home offers a detached garage, off-road parking, an enclosed rear garden, and well-proportioned accommodation throughout. With a modernised kitchen already in place, the property would make an ideal choice for first-time buyers, investors, or those wishing to add value and put their own stamp on a home in a sought-after location. Sold with NO ONWARD CHAIN.





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.



ENTRANCE HALL

Accessed via a UPVC double glazed frosted front door, radiator, staircase rising to the first floor and doorway to the lounge.

LOUNGE

12' 11" x 14' 5" (3.94m x 4.39m) Front facing reception room with wood effect laminate flooring, UPVC double-glazed bay window, radiator and feature fireplace with electric heater. Open access leads to the dining area.

DINING AREA

8' 6" x 8' (2.59m x 2.44m) UPVC double glazed French doors open to the rear garden. The room includes a radiator, generous under stairs storage cupboard and access through to the kitchen.



KITCHEN

8' 6" x 7' 11" (2.59m x 2.41m) Fitted with a modern range of cupboards and laminate worktops, stainless steel sink with hot and cold mixer tap and drainer, and tiled splashbacks. Appliances include a gas hob with electric oven and extractor, spaces for a washing machine and fridge/freezer. A UPVC double-glazed window looks to the rear aspect, with a frosted glazed UPVC door leading to the driveway.

FIRST FLOOR LANDING

Provides access to three bedrooms, bathroom, and airing cupboard.

BEDROOM 1

12' 11" x 8' 11" (3.94m x 2.72m) The main bedroom, front facing with UPVC double-glazed window, radiator and built-in sliding door wardrobe storage.



BEDROOM 2

9' x 6' 7" (2.74m x 2.01m) A second double bedroom with UPVC window to the rear aspect and radiator.

BEDROOM 3

7' 10 max" x 7' 1 max" (2.39m x 2.16m) A single bedroom/box room with UPVC double-glazed window to the front aspect and radiator.

BATHROOM

6' 1" x 6' 11" (1.85m x 2.11m) Fitted with a three-piece suite comprising WC, wash hand basin with built-in storage cupboard, and bath with mains-fed shower over. Finished with tiled wall splashbacks, lino flooring, extractor, radiator, and UPVC frosted window to the rear aspect.



OUTSIDE

To the rear there is a private and enclosed garden, mainly laid to patio with borders and mature trees at the boundary. The garden can be accessed via side gates from the driveway or through the French doors from the dining area. An outside tap is also fitted. The property benefits from a detached single garage with electricity, up-and-over door, plus driveway parking for multiple vehicles. To the front, there is a lawned garden with a slabbed pathway to the entrance and a fence divide.



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

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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.

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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.

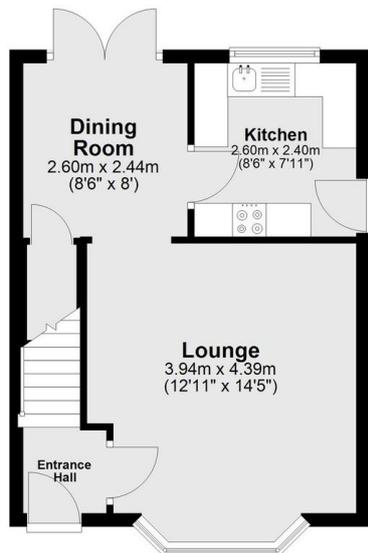
GENERAL

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:

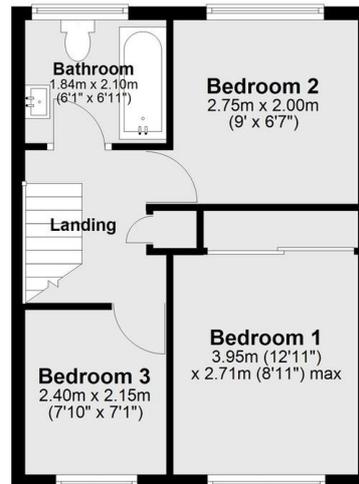
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor



First Floor



Total area: approx. 68.3 sq. metres (734.8 sq. feet)

47 Beaufort Close

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 are 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.

