



**63 Albion Crescent,
Lincoln, LN1 1EB**



Book a Viewing!

£425,000

Situated in an enviable position close to the heart of the historic Cathedral City of Lincoln, this Executive Four Bedroom Detached Residence enjoys an excellent elevated plot of approximately 0.25 acres, offering superb far reaching views across the city and open countryside beyond. The well presented accommodation comprises an inviting Entrance Hall, Cloakroom/WC, spacious Lounge, formal Dining Room, and a generous Kitchen/Breakfast Room with adjoining Utility. A versatile Third Reception Room provides a n ideal study, playroom or potential ground floor bedroom. To the First Floor, a light and airy landing leads to four well appointed Bedrooms, including a Principal Bedroom with En-suite Shower Room, complemented by a modern Family Bathroom. Outside, the property features a lawned front garden, a substantial gravelled driveway providing ample parking and a double garage. The established rear garden enjoys a mature, private setting, backing onto woodland and making the most of the elevated position. This exceptional family home must be viewed to fully appreciate the quality of accommodation and the outstanding location in which it sits. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

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 Lincoln Bishop University.



ACCOMMODATION

HALL

With staircase to the first floor, under stairs storage cupboard, cloaks cupboard and radiator.

CLOAKROOM/WC

With close coupled WC and wall mounted wash hand basin, radiator and double glazed window to the front aspect.

LOUNGE

22' 2" x 11' 11" (6.78m x 3.64m) With double glazed bay window to the front aspect, double glazed sliding patio doors to the garden, gas fire set within a feature fire surround, wall lights and two radiators.

DINING ROOM

10' 10" x 9' 7" (3.32m x 2.94m) With double glazed window to the rear aspect, wall lights and radiator.

KITCHEN/BREAKFAST ROOM

17' 3" x 10' 1" (5.27m x 3.09m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven with warming drawer and microwave, induction hob with extractor fan, integrated dishwasher, space for fridge freezer, tiled flooring, radiator and double glazed window to the rear aspect.



UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, stainless steel sink with side drainer and hot and cold taps, radiator, double glazed window to the rear aspect and door to the garden.



PLAY ROOM

11' 4" x 13' 10" (3.46m x 4.22m) With double glazed sliding patio doors to the rear garden and radiator.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1

14' 4" x 11' 10" (4.39m x 3.61m) With a range of fitted bedroom furniture, including wardrobes, over bed storage, bedside tables and dressing table, double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, tiled splashbacks and flooring, chrome towel radiator and double glazed window to the front aspect.





BEDROOM 2

11' 11" x 9' 9" (3.64m x 2.99m) With double glazed window to the front aspect, double wardrobe and radiator.

BEDROOM 3

10' 10" x 9' 10" (3.32m x 3.02m) With double glazed window to the rear aspect, double wardrobe and radiator.

BEDROOM 4

9' 10" x 9' 1" (3.02m x 2.78m) With double glazed window to the rear aspect, double wardrobe and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC, pedestal wash hand basin, tiled splashbacks and flooring, chrome towel radiator and double glazed window to the front aspect.

OUTSIDE

The property occupies a generous plot of approximately 0.25 acres, tucked away in a pleasant cul de sac. To the front, a neatly lawned garden with mature shrubs complements the large gravelled driveway, which provides ample off street parking and leads to the double garage. To the rear there is an impressive, enclosed garden, featuring a spacious patio seating area, raised lawned garden, an array of mature shrubs, fruit trees, a greenhouse and a hot tub - perfect for outdoor entertaining and relaxation. The garden also enjoys a wonderfully private outlook, backing onto a tranquil area of woodland.



DOUBLE GARAGE

With electric roller door to the front, window to the side, wall mounted gas fired central heating boiler, light and power.





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

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

SJB & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 thoroughly 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 are 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.

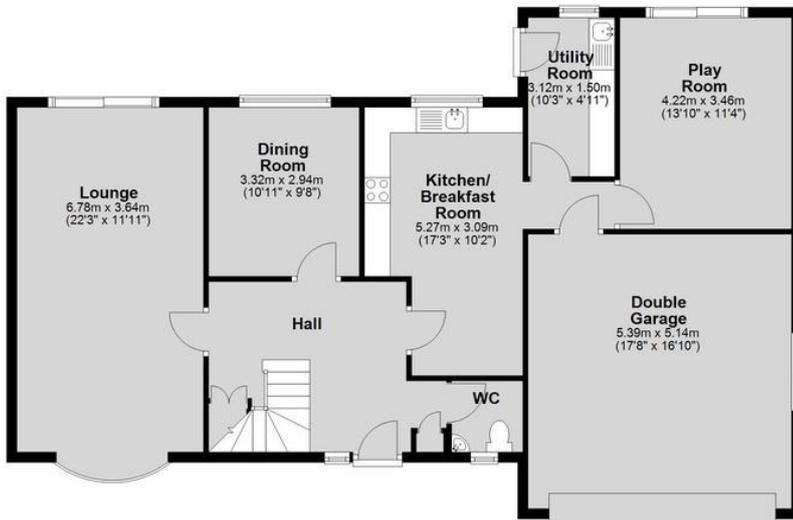
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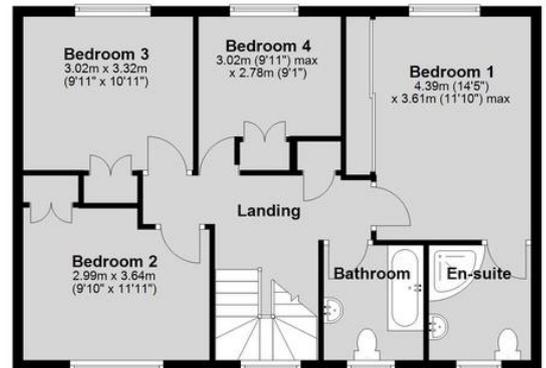
Ground Floor

Approx. 117.4 sq. metres (1263.4 sq. feet)



First Floor

Approx. 86.9 sq. metres (720.1 sq. feet)



Total area: approx. 184.3 sq. metres (1983.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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