



44 Clive Avenue

Lincoln, LN6 7UH



Book a Viewing!

£325,000

Situated within the highly popular Boultham Park area to the south of the historic Cathedral City of Lincoln, this beautifully extended Three Bedroom Detached Residence offers immaculate, spacious and thoughtfully designed living accommodation throughout. The impressive accommodation comprises an Entrance Porch and welcoming Hallway, Cloakroom/WC, a stylish Lounge, and a stunning Open Plan Living Kitchen Diner, perfectly complemented by a light filled Garden Room featuring a striking roof lantern. To the first floor, a landing leads to three generous Double Bedrooms, a luxurious four piece Family Bathroom and the added benefit of a delightful outdoor balcony. Occupying a generous plot, the property boasts a substantial block paved driveway providing ample off street parking, together with an extensive enclosed rear garden ideal for family life and outdoor entertaining. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle of this exceptional home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

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

PORCH

7' 11" x 7' 10" (2.42m x 2.41m) With double glazed windows to the front and side aspects and tiled flooring.

HALL

With staircase to the first floor, laminate flooring, radiator and decorative port hole window to the side aspect.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring and chrome towel radiator.

LOUNGE

15' 4" x 9' 4" (4.69m x 2.87m) With double glazed window to the front aspect and radiator.

LIVING KITCHEN DINER

20' 4" x 18' 0" (6.20m x 5.51m) A generous open plan space, kitchen refitted with a stylish range of wall and base units with work surfaces over, eye level electric oven and microwave, induction hob, integrated fridge freezer, dishwasher and washing machine, sink with side drainer and mixer tap over, laminate floor, spotlights, two radiators and two double glazed windows to the side aspect.

GARDEN ROOM

13' 4" x 13' 1" (4.07m x 4.01m) With double glazed French doors to the rear garden, two double glazed windows to the side aspect, roof lantern, spotlights, laminate flooring and radiator.

FIRST FLOOR LANDING

With storage cupboard, double glazed window to the side aspect, double glazed French doors to the balcony and radiator.

BEDROOM 1

12' 11" x 9' 9" (3.94m x 2.99m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

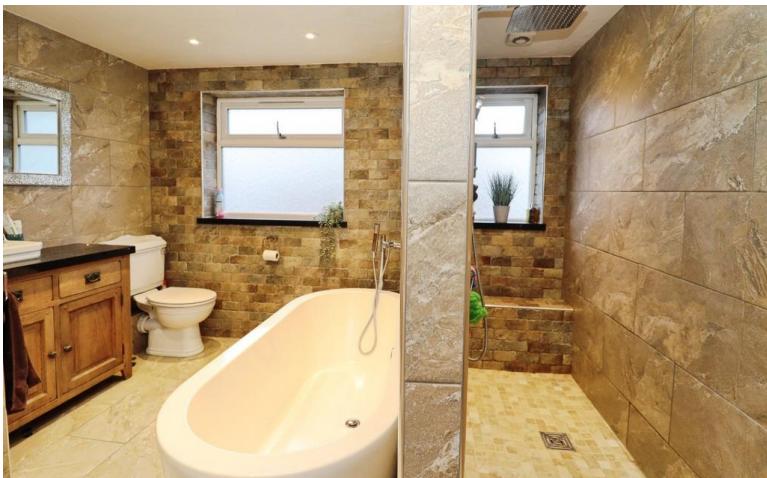
12' 2" x 9' 9" (3.71m x 2.99m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 10" x 7' 11" (3.01m x 2.42m) With double glazed window to the rear aspect, storage cupboard and radiator.

BATHROOM

A luxurious four piece family bathroom incorporating walk in rainfall shower, freestanding bath tub, wash hand basin on a vanity stand, close coupled WC, airing cupboard housing the gas fired central heating boiler, tiled walls and flooring, spotlights, radiator and two double glazed windows to the side aspect.





OUTSIDE

To the front of the property there is a large block paved driveway providing off street parking for multiple vehicles. There is an attached store to the side of the property. To the rear there is a large enclosed garden laid mainly to lawn with patio seating area and garden shed.



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

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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 Walker and Calum Lyman will be able to provide information on 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 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 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 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.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.