



103 Uffington Avenue

Lincoln, LN6 0AQ



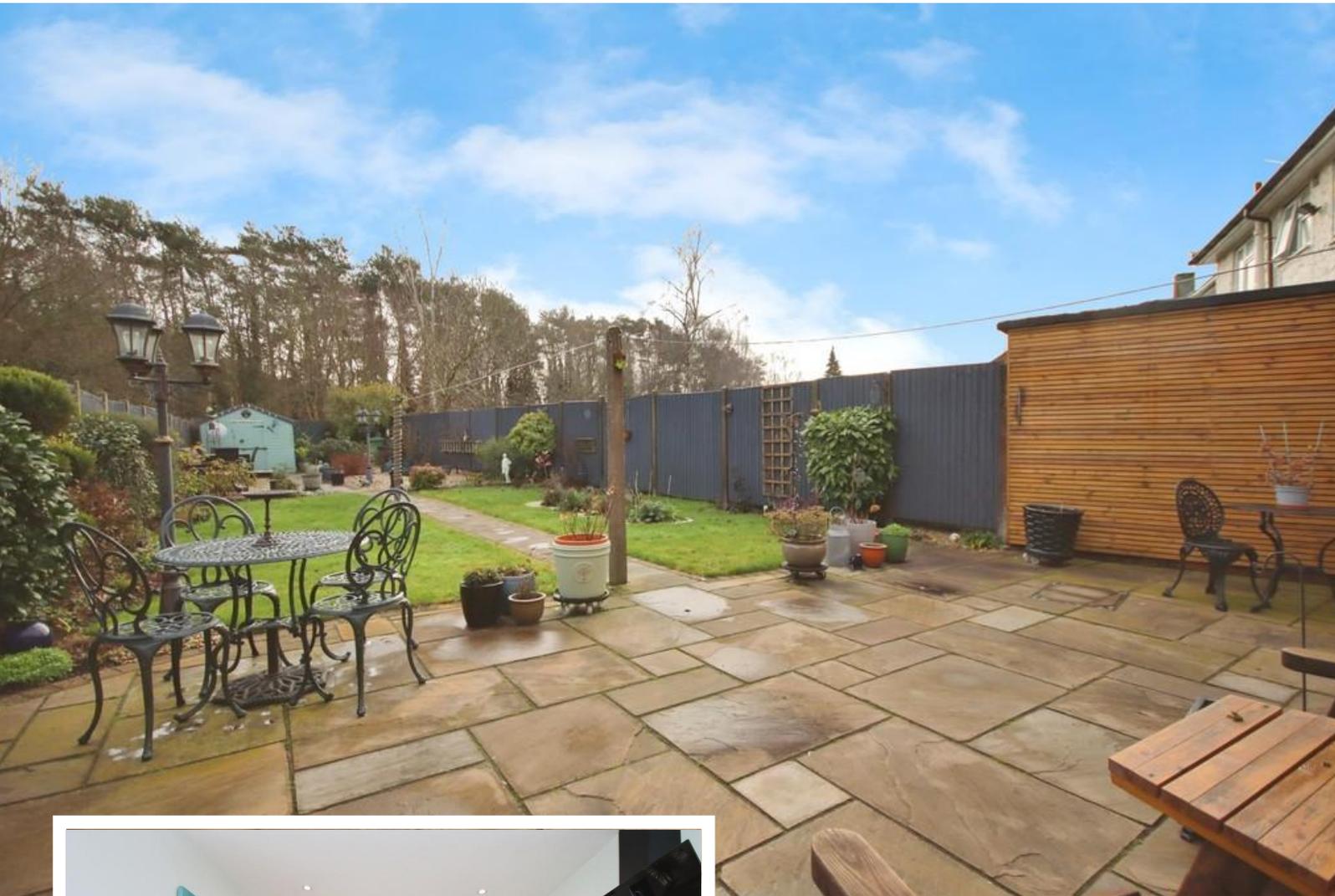
Book a Viewing!

£235,000

A beautifully extended Three Bedroom Semi Detached Home, finished to an exceptionally high standard throughout and occupying a generous corner-style plot. The property has been tastefully and thoughtfully updated by the current owner, creating a stylish yet practical home that blends modern design with comfortable living. With versatile living spaces, quality finishes and a superb south facing garden backing onto woodland, this is a home that truly needs to be viewed to be fully appreciated. The accommodation comprises of an Entrance Hallway, Lounge, Snug/Additional Reception Room, open Kitchen Diner, Three Double Bedrooms and a contemporary Family Bathroom.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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

ENTRANCE HALL

Entered via a composite door with frosted glazing, the hallway provides a welcoming first impression. Finished with ceramic tiled flooring, radiator, understairs storage cupboard and stairs rising to the first floor landing.

LOUNGE

20' 5" x 13' 11" (6.22m x 4.24m) A bright and elegant reception room featuring a bay style window to the front and double French doors opening to the rear, creating a superb double aspect space filled with natural light. Finished with a gas fire and surround and a radiator, offering both comfort and character.



SNUG

8' 7 max" x 12' 2" (2.62m x 3.71 m) A versatile additional reception room, ideal as a snug, home office or secondary dining space. Finished with tiled flooring, radiator, UPVC window to the rear aspect and double French doors opening onto the patio area.

KITCHEN/DINER

17' 7" x 8' 10" (5.36m x 2.69m) A stunning and practical kitchen diner forming the heart of the home. Tiled flooring flows throughout the space, complemented by Quartz worktops and a range of fitted base units. Integrated appliances include a fridge and freezer, eye level double oven with grill, induction hob with extractor over, an inset sink with drainer and mixer tap. The space is flooded with natural light via UPVC windows to both the front and rear aspects, along with two Velux roof windows. Spotlights, radiators and ample space for a dining table complete this impressive area.



FIRST FLOOR LANDING

With UPVC window to the front aspect, access to the boarded loft space, and an over stairs airing cupboard housing the wall mounted combination boiler with additional shelving, doors lead to all three bedrooms and the family bathroom.

BEDROOM 1

10' 2" x 13' 11" (3.1m x 4.24m) A generous double bedroom featuring fitted wardrobe storage to two walls, UPVC window to the front aspect and radiator.

BEDROOM 2

10' 2" x 13' 9" (3.1m x 4.19m) A well proportioned rear facing double bedroom with UPVC window and radiator.

BEDROOM 3

11' 8" x 8' 10" (3.56m x 2.69m) A further double bedroom forming part of the extension, benefitting from UPVC windows to both the front and rear aspects and radiator, making it a light and flexible space.



BATHROOM

A modern three piece suite comprising of WC, wash basin, shower tray, finished with tiled flooring, upright chrome towel radiator, extractor fan and frosted UPVC window to the rear aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for multiple vehicles, complemented by a stylish gravelled area. To the rear there is a generous south facing garden, mainly laid to lawn with seating areas positioned throughout to enjoy the sun throughout the day. Slabbed pathways connect the patio spaces, with mature borders, gravelled areas ideal for pots and planting, a garden shed, and a pleasant woodland backdrop, creating a peaceful and private outdoor setting. There is also an outside plug and tap.

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

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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 – HOW 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.

CWHJ 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.

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 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 their own use and the vendors (Lessors) for whom they act as Agents given their ethical:

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 whatsoever 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 herein as not verified.

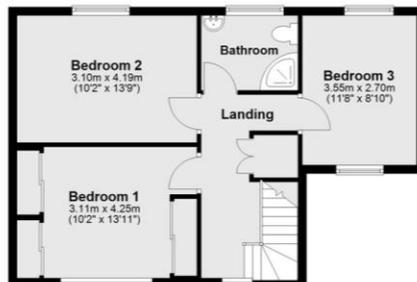
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Ground Floor



First Floor



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

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 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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