



**236 Boultham Park Road,  
Lincoln, LN6 7SU**



Book a Viewing!

**£325,000**

Situated within the highly sought after Boultham Park area to the south of the historic Cathedral City of Lincoln, this beautifully extended traditional Three Bedroom Semi Detached Home offers exceptionally spacious and versatile living accommodation, perfectly suited to modern family life. The impressive internal accommodation comprises a welcoming Entrance Hallway, a generous Lounge/Diner and a stunning Open Plan Living Kitchen Diner. Further Ground Floor benefits include a Utility Room, Conservatory, and a versatile Ground Floor Bedroom complete with an En-suite Shower Room. To the First Floor, a Landing leads to two further Double Bedrooms, the principal bedroom featuring fitted wardrobes and an En-suite Shower Room, along with a four piece Family Bathroom. Occupying a generous plot, the property enjoys a substantial block paved driveway providing ample off street parking, an integral garage and an extensive enclosed rear garden. The garden has been thoughtfully designed to create an exceptional outdoor lifestyle space, incorporating a hot tub area, home office and summer house - ideal for both relaxation and entertaining. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this outstanding home has to offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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

### HALL

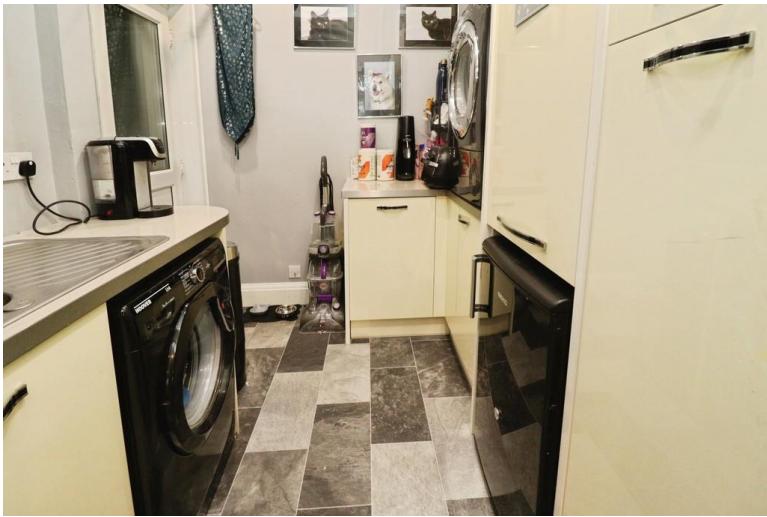
With staircase to the first floor, bespoke under stairs storage with original frontage and radiator.

### LOUNGE DINER

23' 7" x 12' 9" (7.19m x 3.9m) With double glazed bay window to the front aspect, electric fire set within a feature fireplace and radiator.

### KITCHEN/DINER

18' 2" x 13' 11" (5.54m x 4.25m) A generous open plan space, kitchen fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob, spaces for fridge freezer and dishwasher, 1½ bowl sink with side drainer and mixer tap over, tiled flooring, spotlights, radiator, double glazed sliding door to the rear garden, door to the conservatory and double glazed window to the rear aspect.



### UTILITY ROOM

8' 3" x 7' 3" (2.52m x 2.21m) Fitted with wall and base units with work surfaces over, spaces for washing machine and tumble dryer, stainless steel 1½ bowl sink with side drainer and mixer tap over and spotlights.

### LOBBY

With personnel door to the garage.

### CONSERVATORY

12' 7" x 8' 8" (3.86m x 2.65m) With double glazed French doors to the rear garden, ceiling fan and radiator.



### BEDROOM 3

11' 1" x 8' 7" (3.39m x 2.64m) With double glazed window to the rear aspect, laminate flooring and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC, wash hand basin, tiled walls and flooring.

### FIRST FLOOR LANDING

With double glazed window to the side aspect.

### BEDROOM 1

13' 0" x 10' 11" (3.98m x 3.35m) Fitted with a range of bedroom furniture including wardrobes, over bed storage and bedside tables, double glazed bay window to the front aspect and radiator.





#### EN-SUITE SHOWER ROOM

Formerly a bedroom, fitted with a three piece suite comprising of shower cubide, close coupled WC, wash hand basin in a vanity style unit with storage beneath, chrome towel radiator and double glazed window to the front aspect.

#### BEDROOM 2

11' 10" x 10' 3" (3.63m x 3.13m) With a fitted wardrobe, access to the loft space, double glazed window to the rear aspect and radiator.

#### BATHROOM

Fitted with a four piece suite comprising of shower cubicle, corner bath, close coupled WC, pedestal wash hand basin, chrome towel radiator and double glazed window to the side aspect.

#### OFFICE

14' 6" x 7' 1" (4.42m x 2.18m) Located in the rear garden with double glazed sliding patio door, light and power.

#### GARAGE

20' 9 (max)" x 7' 2" (6.32m x 2.20m) With electric roller door to the front, personnel door to the lobby, wall mounted gas fired central heating boiler, light and power.

#### OUTSIDE

To the front of the property is a generous block paved driveway providing ample off street parking for multiple vehicles, together with access to the garage. To the rear lies a substantial, fully enclosed garden, predominantly laid to lawn and enhanced by a variety of patio and decked seating areas, ideal for outdoor entertaining, along with a hot tub area, mature shrubs and well stocked flowerbeds. Further features include a detached home office and summer house, both benefiting from light and power, as well as a useful garden shed. Enjoying open views towards Lincoln Cathedral, the garden perfectly reinforces the property's exceptional yet convenient setting.





#### 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](http://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

SH & Better Edge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson 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 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 Surveyor 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:

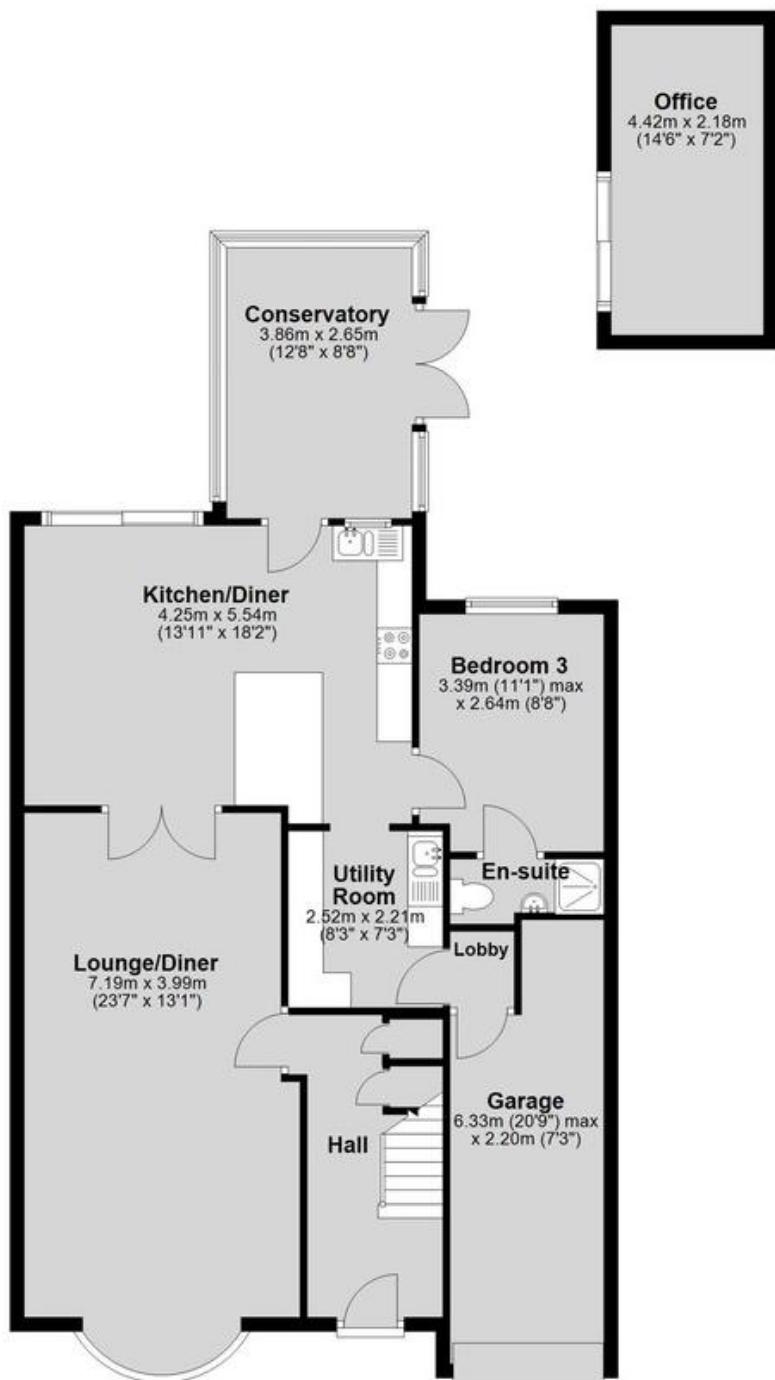
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 herein as not verified.

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### Ground Floor

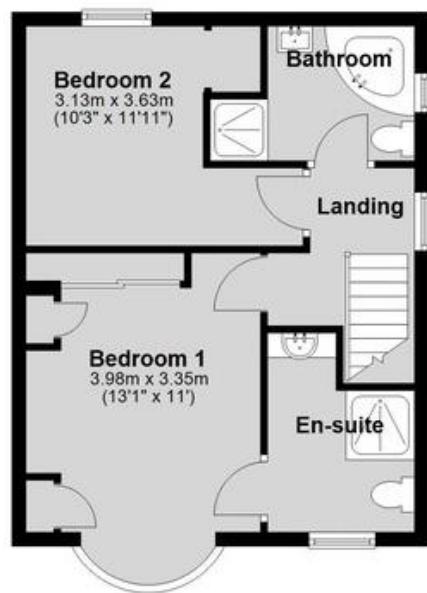
Approx. 112.5 sq. metres (1211.3 sq. feet)



Total area: approx. 153.1 sq. metres (1648.2 sq. feet)

### First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



29 – 30 Silver Street

Lincoln  
LN2 1AS  
01522 510044

22 Queen Street

Market Rasen  
LN8 3EH  
01673 847487

22 King Street

Southwell  
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 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.