



32 Grosvenor Avenue

Lincoln, LN6 0XT



Book a Viewing!

£430,000

Four bedroom detached home with open field views towards Lincoln Cathedral, positioned on the edge of the sought-after Forest Park development. This well-presented family home offers generous living space, including a bright lounge with bay window, separate dining room with French doors to the garden and a fitted kitchen with breakfast area and utility room. Upstairs, there are four well-sized bedrooms, including a principal bedroom with en-suite, along with a contemporary five piece family bathroom. Outside, the property benefits from a double garage, ample driveway parking and a private rear garden backing directly onto open fields, creating a peaceful setting with far-reaching views towards the Cathedral. Set within a popular residential area with easy access to local amenities, schools and transport links, this property also offers potential for extension (subject to planning).





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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. Forest Park combines tranquil, tree lined avenues with easy access to schools, green spaces, transport links and the amenities within the City.



ACCOMMODATION

PORCH

With storage cupboard and radiator.

LOUNGE

17' 11" x 13' 9" (5.48m x 4.20m) With staircase to the first floor, bay window to the front aspect, electric fire set within a decorative stone fireplace and two radiators.

DINING ROOM

10' 8" x 8' 8" (3.26m x 2.65m) With French doors to the rear aspect and radiator.



KITCHEN

10' 7" x 8' 9" (3.23m x 2.68m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, fridge, eye level Zanussi electric oven, gas hob with Neff extractor fan over, Porcelanosa tiled flooring, tiled splashbacks, two radiators and window to the rear aspect.

BREAKFAST ROOM

8' 8" x 6' 1" (2.65m x 1.87m) With breakfast bar, radiator, Porcelanosa tiled flooring and window to the rear aspect.

UTILITY ROOM

9' 3" x 6' 10" (2.84m x 2.09m) With washing machine, tumble dryer, freezer and dishwasher, wall mounted gas fired central heating boiler, radiator, storage cupboard and shelving, Porcelanosa tiled flooring and window to the side aspect.



REAR LOBBY

With Porcelanosa tiled flooring and door to the garden.

CLOAKROOM/WC

With close coupled WC, radiator, Porcelanosa tiled flooring and window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

15' 7 (max)" x 10' 5 (max)" (4.75m x 3.18m) With two windows to the front aspect, storage cupboard and radiator.

EN-SUITE SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.86m) Fitted with a three piece suite comprising of shower cubicle with Mira power shower, close coupled WC and pedestal wash hand basin, tiled splashbacks and heated towel rail.



BEDROOM 2

12' 11" x 11' 7" (3.96m x 3.55m) With a range of fitted wardrobes, window to the rear aspect and radiator.



BEDROOM 3

11' 8" x 11' 6" (3.56m x 3.52m) With window to the front aspect and radiator.



BEDROOM 4

10' 10" x 9' 4" (3.31m x 2.87m) With window to the rear aspect and radiator.



BATHROOM

8' 3" x 7' 10" (2.52m x 2.41m) Fitted with a five piece suite comprising of shower cubicle with Mira power shower, panelled bath, close coupled WC, bidet and pedestal wash hand basin, tiled splashbacks, heated towel rail and window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature trees and a block paved driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front, personnel door to the rear, power and light. To the rear of the property there is an enclosed rear garden, laid mainly to lawn with patio seating area, established flowerbeds, mature shrubs and trees and a garden shed.

DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available, and interested parties should inspect the property in person and not rely solely on these images.

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

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REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betheridge, 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 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 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 for themselves and the vendors (Lessors) for whom they act as Agents given their ethical:

1. They do not act as 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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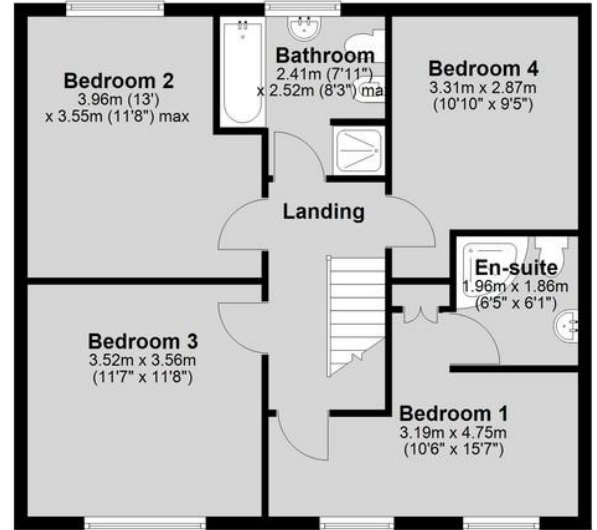
Ground Floor

Approx. 88.6 sq. metres (953.5 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



Total area: approx. 153.2 sq. metres (1649.6 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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