



## 1 Holdenby Road

Lincoln, LN2 4TH



Book a Viewing!

### Offers in the Region of £195,000

Situated on a delightful corner plot within the highly sought after Glebe Park development, located in the historic Cathedral City of Lincoln, north east of the City Centre. This modern two bedroom semi detached home offers immaculate and well-presented living accommodation throughout. The property briefly comprises of an inviting entrance porch leading into a spacious lounge, a contemporary fitted kitchen and a bright conservatory overlooking the garden - ideal for relaxing or entertaining. To the first floor, there are two generous double bedrooms and a modern family bathroom, all finished to a high standard. Externally, the property enjoys a good sized corner plot with well maintained gardens to the front, side and rear, providing excellent outdoor space. Further benefits include a private driveway and a single garage. This property would make an ideal first time purchase or a superb rental investment opportunity. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



1 Holdenby Road, Lincoln, LN2 4TH



#### **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

### PORCH

With double glazed window to the side aspect.

### LOUNGE

14' 4" x 12' 5" (4.39m x 3.80m) With staircase to the first floor, double glazed window to the front aspect and radiator.

### KITCHEN

12' 5" x 6' 9" (3.80m x 2.07m) Fitted with a modern range of wall and base units with work surfaces over, electric oven and induction hob with extractor fan over, spaces for fridge freezer, washing machine and dishwasher, stainless steel sink with side drainer and mixer tap over, under stairs storage cupboard, radiator, double glazed windows to the side and rear aspects and door to the conservatory.

### CONSERVATORY

9' 10" x 9' 10" (3.00m x 3.00m) With double glazed French doors to the rear garden, laminate flooring and radiator.

### FIRST FLOOR LANDING

With loft access point.

### BEDROOM 1

12' 4" x 8' 10" (3.76m x 2.70m) With two double glazed windows to the front aspects and radiator.

### BEDROOM 2

12' 5" x 6' 11" (3.79m x 2.12m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.

### BATHROOM

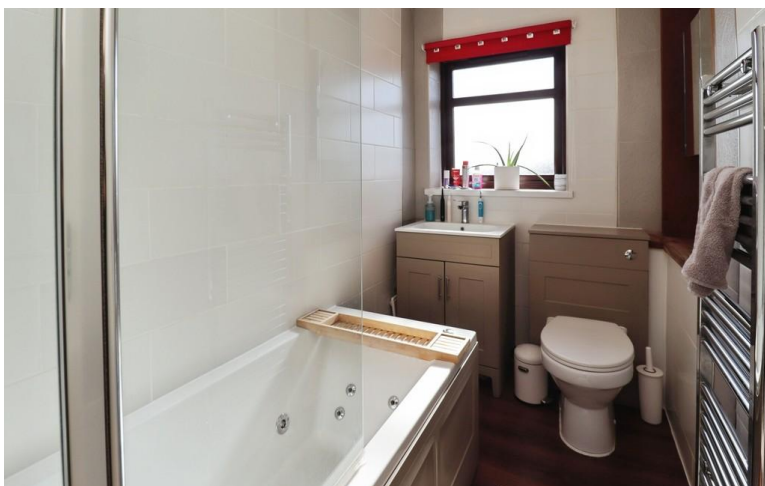
Fitted with a modern three piece suite comprising of panelled Jacuzzi bath with rainfall shower head over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled walls, laminate flooring, spotlights, chrome towel radiator, medicine cabinet and double glazed window to the side aspect.

### OUTSIDE

The property sits on a pleasant corner plot. To the front there is a lawned garden with mature shrubs. To the rear there is an enclosed garden which extends to the side, laid mainly to lawn with a gravelled area and mature shrubs. There is gated access to a driveway providing off street parking and a single garage.

### DISCLAIMER

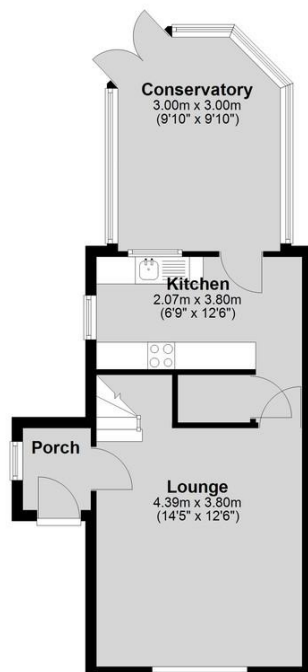
In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Mundys.





### Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



### First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 sq. feet)

#### 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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarlane, Dale & Co, Bird & Co and Gison 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.

CMH, J 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.

#### 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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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