



**4 Somme Close,
Lincoln, LN1 3WA**



Book a Viewing!

Offers in excess of £265,000

A spacious four bedroom mid terraced home arranged over three floors, enjoying a pleasant outlook across Sobraon Park in Lincoln. Positioned in a popular residential area, the property benefits from green open space directly opposite - ideal for dog walkers, families and those who enjoy nature on their doorstep. Offering well-proportioned accommodation throughout and sold with the added benefit of no onward chain, this home presents a fantastic opportunity for families or investors seeking generous living space, a garage and parking in a well-connected location. The accommodation comprises of an entrance hall, cloakroom, kitchen and lounge diner. To the first floor there are three bedrooms and a family bathroom, with a further principal bedroom and en-suite to the second floor. Externally, the property benefits from front and rear gardens, along with a garage and driveway.





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

ENTRANCE HALL

Accessed via a UPVC door to the front aspect with radiator, access to the downstairs WC, kitchen and lounge diner and stairs rising to the first floor landing.

KITCHEN

10' 8" x 9' 5" (3.25m x 2.87m) Fitted with a range of wall and base cupboards with laminate worktops and tiled splashbacks, UPVC double glazed window to the front aspect, gas hob with electric oven below and extractor over, stainless steel sink with mixer tap, wall mounted gas boiler and spaces for fridge freezer and washing machine.

LOUNGE/DINER

17' 7" x 17' 6 max" (5.36m x 5.33m) With UPVC double glazed French doors opening onto the rear garden, accompanied by an additional UPVC window. The room benefits from laminate flooring, feature gas fireplace, radiator and a useful understairs storage cupboard.

WC

Fitted with a close coupled WC and wash hand basin with vanity storage, laminate flooring, radiator and extractor fan.

FIRST FLOOR LANDING

Providing access to three bedrooms, airing cupboard and family bathroom, with further stairs rising to the second floor.

BEDROOM 2

13' 2" x 11' 3 max" (4.01m x 3.43m) A front facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 3

12' 1" x 11' 3 max" (3.68m x 3.43m) A rear facing double bedroom with UPVC double glazed window and radiator.

BEDROOM 4

8' 5 max" x 8' 2" (2.57m x 2.49m) A versatile fourth bedroom ideal as a guest room, nursery or home office with UPVC double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with mains shower over and tiled splashbacks, pedestal wash hand basin and WC, lino flooring, radiator and frosted UPVC double glazed window to the rear aspect.





SECOND FLOOR LANDING

Providing access to the principal bedroom.

BEDROOM 1

17' 2 max" x 14' 5 max" (5.23m x 4.39m) A spacious top floor principal bedroom with UPVC double glazed window to the rear aspect, Velux style window to the front, allowing plenty of natural light. The room benefits from built-in wardrobe storage, additional cupboard space, radiator and access to the en-suite.

EN-SUITE

Fitted with a three piece suite comprising shower enclosure with tiled splashbacks, close coupled WC and pedestal wash hand basin, lino flooring and radiator.

OUTSIDE

To the rear of the property there is a secure garden mainly laid to lawn with a slabbed patio area which can be accessed via the shared passageway and directly from the lounge diner through the French doors. To the front there is an enclosed garden mainly laid to lawn with a slabbed pathway leading to the entrance door. In addition, the property benefits from a single garage with a manual up-and-over door and driveway providing off road parking.

GARAGE

With a manual up-and-over door.

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 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 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

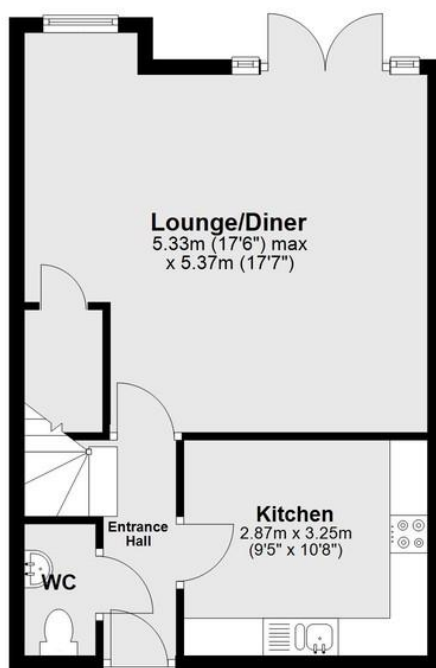
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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.

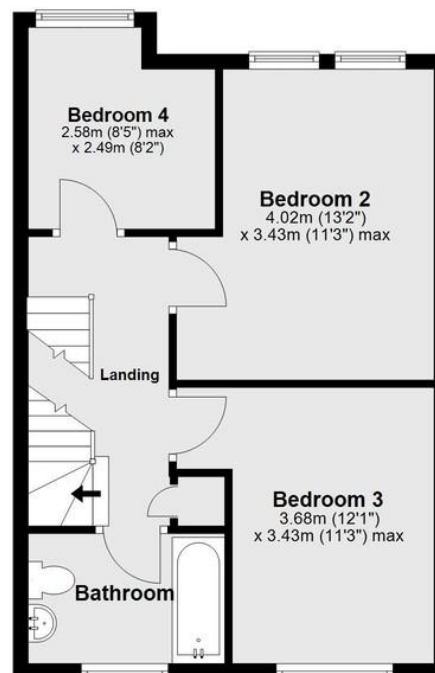
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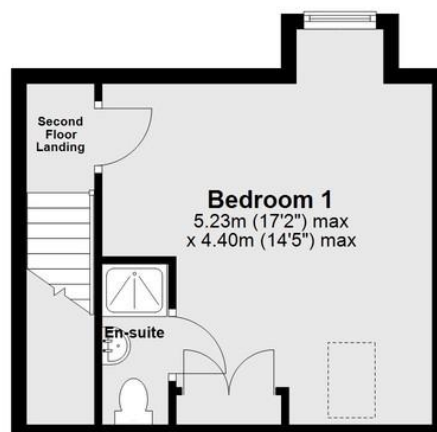
Ground Floor



First Floor



Second Floor



Total area: approx. 106.6 sq. metres (1147.3 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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