

2 Lexington Road

Lincoln, LN2 4GX

Book a Viewing!

£290,000

An immaculate modern detached family home, built by the highly regarded local developer Taylor Lindsey, situated in the popular and convenient Uphill area of Lincoln. The ground floor offers a welcoming entrance hall, cloakroom/WC, comfortable lounge, a well appointed kitchen/dining room with integrated appliances and a light filled conservatory. To the first floor, a central landing leads to three bedrooms, including a master bedroom with en-suite shower room, alongside a stylish family bathroom. Occupying an enviable corner plot, the property boasts attractive front gardens, a driveway and a single garage, while the fully enclosed and established rear garden provides a true haven for gardening enthusiasts. Early viewing is highly recommended to fully appreciate the quality and appeal of this outstanding home.











SERVICES
All mains services available. Gas central heating. Fibre broadband to the Premises.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District 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
With staircase to the first floor, double glazed window to the side aspect, alarm panel and radiator.

LOUNGE
14' 10" x 10' 1" (4.53m x 3.09m) With double glazed window to the front aspect with wooden shutters, gas fire set within a decorative fire surround and radiator.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity style unit, tiled flooring, splashbacks and radiator.

KITCHEN/DINER
16' 8" x 10' 5" (5.09m x 3.20m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, eye level electric double oven, gas hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher, spotlights, under cabinet lights, tiled flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the conservatory.

CONSERVATORY
13' 6" x 8' 6" (4.13m x 2.61m) With double glazed French doors to the rear garden, ceiling fan and radiator.

FIRST FLOOR LANDING
With airing cupboard and radiator.

BEDROOM 1
11' 5" x 9' 8" (3.49m x 2.95m) With double fitted wardrobe, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, tiled walls, spotlights and double glazed window to the side aspect.

BEDROOM 2
9' 6" x 9' 1" (2.91m x 2.79m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
9' 9" x 6' 11" (2.98m x 2.11m) With double glazed window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower attachment, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, tiled walls, spotlights and double glazed window to the side aspect.





OUTSIDE

To the front of the property there is an established garden laid to mature shrubs and flowerbeds, with paths to the front door and side gate to the rear garden. There is a driveway providing off street parking and access to the single garage. The garage has an up and over door to the front, personnel door to the rear garden, light and power. To the rear there is an established garden enclosed by a brick wall with two patio seating areas, an array of stocked flowerbeds, wildflowers and mature shrubs.

WEBSITE
Our detailed web site 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, 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.

CWH, 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 01 522 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.

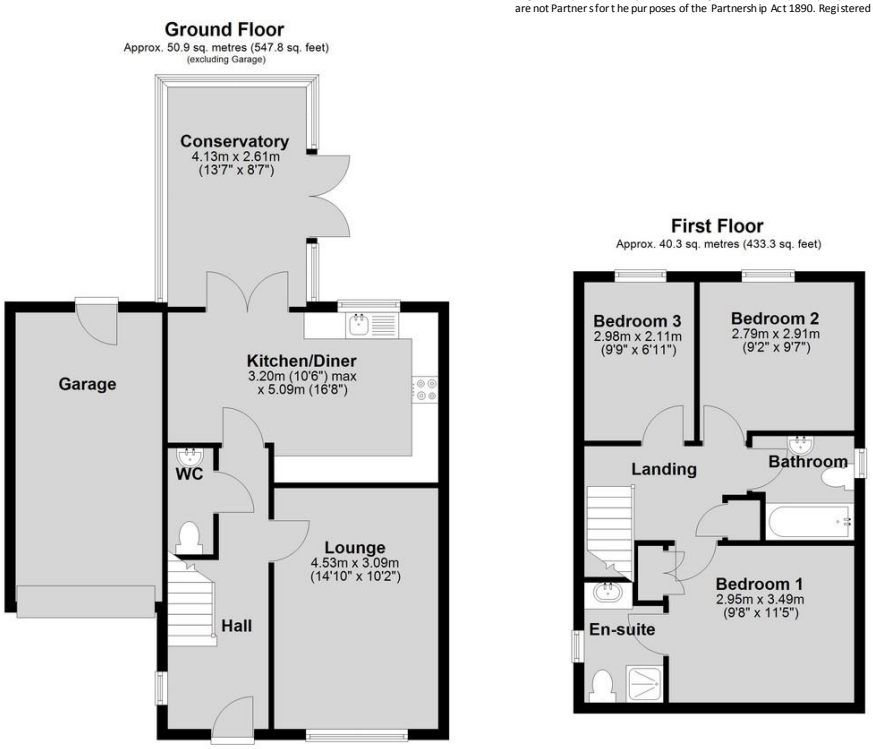
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Total area: approx. 91.1 sq. metres (981.1 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 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.

The Property Ombudsman