



## 31 Bristol Drive

Lincoln, LN6 7UE



Book a Viewing!

**£225,000**

An attractive and extended Three Bedroom Semi Detached Family Home, ideally situated within the highly sought after Boultham Park area to the south of the historic Cathedral City of Lincoln. Offering spacious and well presented accommodation throughout, the property features a welcoming entrance hall, comfortable sitting room, generous lounge, and a well appointed kitchen diner, creating an excellent space for both everyday living and entertaining. Further accommodation includes a rear lobby, downstairs WC, three well proportioned bedrooms, and a stylish four piece family bathroom. Externally, the property benefits from a block paved driveway providing ample off road parking, an attractive front garden, and a generous enclosed rear garden ideal for families and outdoor enjoyment. Early viewing is highly recommended to fully appreciate the space, location, and character this wonderful home has to offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**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

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

### SITTING ROOM

11' 3" x 11' 0" (3.44m x 3.37m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace, radiator, side cupboards and shelving.

### LOUNGE

13' 0" x 12' 5" (3.97m x 3.79m) With electric fire set within a decorative fire surround, laminate flooring and radiator.

### KITCHEN/DINER

16' 7" x 8' 4" (5.08m x 2.56m) Fitted with a range wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan, space for fridge, tiled splashbacks, radiator, laminate flooring to the dining area, tiled flooring to the kitchen area, double glazed window to the rear aspect and double glazed doors to the garden.

### REAR LOBBY

With tiled flooring, radiator and door the rear garden.

### CLOAKROOM/WC

With close coupled WC, tiled flooring, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

### BEDROOM 1

12' 8" x 10' 4" (3.88m x 3.16m) With double glazed window to the rear aspect, fitted wardrobes, laminate flooring and radiator.

### BEDROOM 2

11' 0" x 9' 11" (3.37m x 3.04m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

11' 0 (max)" x 7' 1" (3.35m x 2.17m) With double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, wall mounted wash hand basin and close coupled WC, storage cupboard, part tiled walls, chrome towel radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles. There is a gravelled area of garden with mature shrubs set behind low level wall. To the rear of the property there is a generous and established enclosed garden, laid mainly to lawn with patio seating areas, mature shrubs, flowerbeds and garden shed.





**WEBSITE**

Our detailed website show 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 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.

CVH, J Walter and Callum Lyman will be able to provide information on 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 011 522 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**

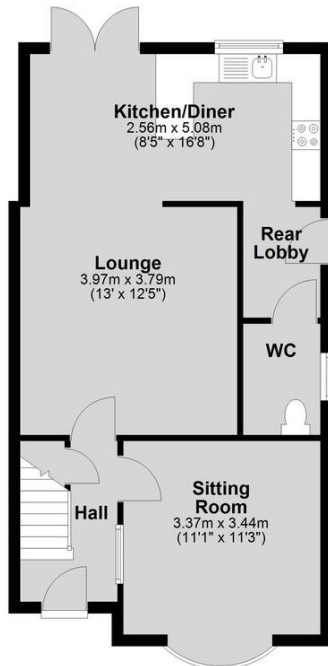
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

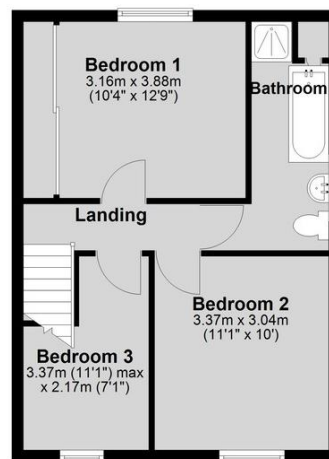
**Ground Floor**

Approx. 51.7 sq. metres (556.9 sq. feet)



**First Floor**

Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
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 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.



[www.mundys.net](http://www.mundys.net)