



48 Cambrai Close

Lincoln, LN1 3UL



Book a Viewing!

£245,000

Ideally situated within the highly sought after Uphill area of Lincoln, this modern Three Bedroom Town House offers immaculate, spacious and versatile accommodation arranged over three floors. The ground floor comprises an inviting entrance hall, cloakroom/WC and a flexible fourth bedroom or additional sitting room, ideal for guests, home working or family living. Occupying the entire first floor is an impressive open plan living kitchen diner, providing a stylish and sociable space for everyday living and entertaining. To the second floor are three well appointed bedrooms, including a generous principal bedroom with en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Outside, the property benefits from an integral single garage, an allocated parking space and a low maintenance enclosed rear garden backing onto Sobraon Park. Conveniently located within easy reach of Lincoln City Centre, the Bailgate and Cathedral Quarter.





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.

HALL

With staircase to the first floor, personnel door to the garage, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, towel radiator and tiled flooring.

SITTING ROOM/BEDROOM 4

15' 6" x 11' 11" (4.74m x 3.65m) With double glazed French doors to the garden, double glazed window to the rear aspect tiled flooring and radiator.

FIRST FLOOR LANDING

With staircase to the second floor.



OPEN PLAN LIVING KITCHEN DINER

31' 3" x 15' 10" (9.53m x 4.85m) A superb and spacious open plan living kitchen diner occupying the entire first floor, creating an ideal space for modern family living and entertaining. The kitchen is fitted with a stylish range of wall and base units complemented by work surfaces over, an eye level electric oven and microwave, gas hob with extractor hood above, integrated fridge freezer and dishwasher, together with space for a washing machine. The room is finished with wood effect flooring, spotlights and four contemporary tall radiators. Natural light floods the space through two double glazed windows to the front aspect and two large double glazed picture windows to the rear, enjoying attractive views over Sobraon Park.



SECOND FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

12' 1" x 8' 9" (3.69m x 2.67m) With double glazed window to the front aspect, fitted wardrobe and radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, towel radiator, tiled flooring and spotlights.



BEDROOM 2

12' 3" x 8' 7" (3.75m x 2.63m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 3" x 6' 11" (2.54m x 2.11m) With double glazed window to the rear aspect, storage cupboard and radiator.

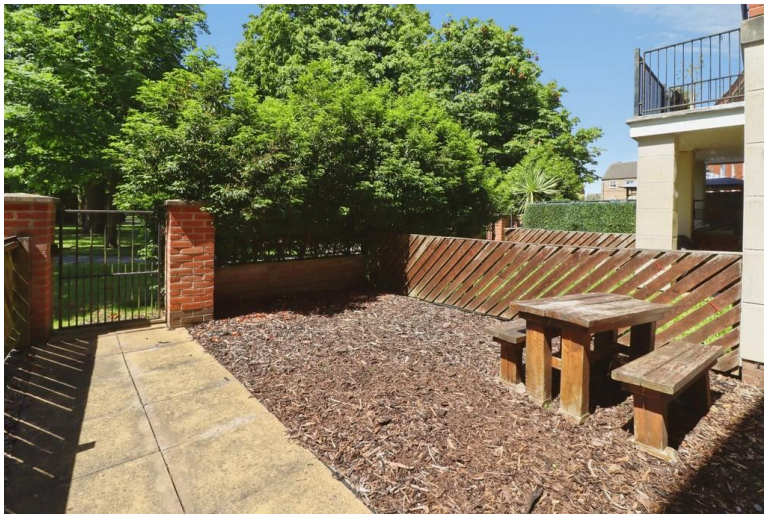
BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin, towel radiator, tiled splashbacks, spotlights and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is an allocated parking space. There are communal parking spaces for use by residents. There is an integral single garage with power, light, EV car charging point and personnel door to the hall. To the rear of the property there is a low maintenance enclosed garden with gated access into Sobraon Park.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Service Charge Amount - Approx. £150 every 3 months, including window cleaning, gutter maintenance, road maintenance, and the upkeep of communal garden areas.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – C.

COUNCIL TAX BAND – D (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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](#)

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We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALLY TRAINED VALUERS. Ring or call into one of our OFFICES or visit our website for more details.

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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

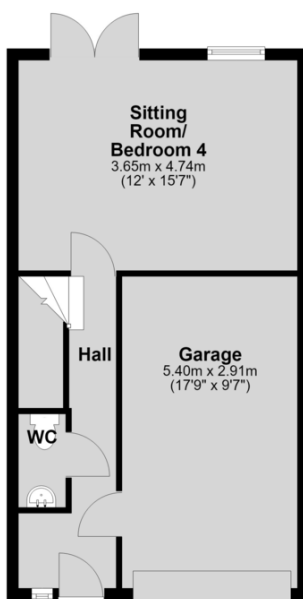
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents in good faith.

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 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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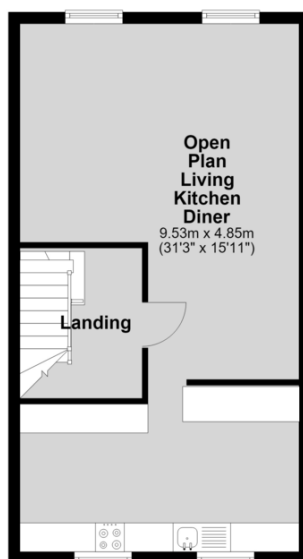
Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



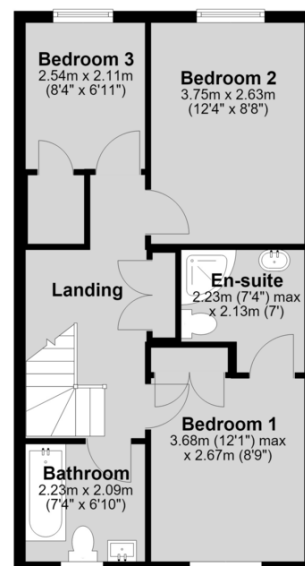
First Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Second Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 134.1 sq. metres (1444.0 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.



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