



33 Cambridge Avenue

Lincoln, LN1 1LS



Book a Viewing!

£320,000

Situated in the highly sought after West End of Lincoln and enjoying an enviable position backing directly onto the picturesque West Common, this traditional four bedroom bay fronted terraced home offers spacious and beautifully presented accommodation throughout. Retaining much of its period charm, the property comprises a welcoming entrance hall, elegant bay fronted lounge, comfortable sitting room, separate dining room, pantry, spacious breakfast kitchen and cloakroom/WC. To the first floor are four well proportioned bedrooms and a stylish four piece family bathroom. Outside, the property benefits from an attractive front courtyard and a delightful enclosed rear garden with direct views and access to Lincoln's renowned West Common. Combining character, generous living space and an exceptional location, this is a rare opportunity to acquire a wonderful family home. Early viewing is highly recommended. NO CHAIN.





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 and radiator.

LOUNGE

11' 10" x 10' 10" (3.61m x 3.32m) With double glazed bay window to the front aspect, gas fire set within decorative fireplace and radiator.

SITTING ROOM

12' 11" x 11' 10" (3.96m x 3.62m) With double glazed window to the rear aspect, gas fire set within decorative fireplace and radiator.

DINING ROOM

9' 11" x 9' 1" (3.03m x 2.79m) With double glazed window to the side aspect, under stairs storage cupboard, gas fire set within decorative fireplace and radiator.



PANTRY

With storage shelving and double glazed window to the side aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of wall and base units with work surfaces over, two stainless steel 1 ½ bowl sinks with side drainers and mixer taps over, spaces for fridge, freezer and washing machine, electric oven, 5 ring gas hob with extractor fan over, breakfast bar, wall mounted gas fired central heating boiler, radiator, towel radiator, two double glazed windows to the side and rear aspects and door to the rear garden.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls, tiled flooring and double glazed window to the side aspect.



FIRST FLOOR LANDING

With radiator.

BEDROOM 1

11' 9" x 10' 11" (3.59m x 3.34m) With fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 2

13' 0" x 8' 8" (3.98m x 2.66m) With fitted wardrobe, double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 7" x 9' 2" (3.23m x 2.81m) With fitted wardrobe, chest of drawers, wash hand basin, double glazed window to the rear aspect and radiator.



BEDROOM 4

10' 10" x 7' 3" (3.32m x 2.21m) With double glazed window to the front aspect and radiator.

BATHROOM

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

OUTSIDE

To the front of the property there is an enclosed courtyard garden behind low level brick wall. To the rear of the property there is an enclosed garden laid mainly to lawn patio seating area, brick outbuilding, backing onto the West Common. The property further benefits from residents permit parking.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - 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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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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.

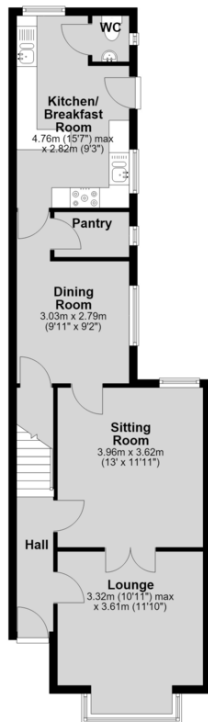
GENERAL

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, given the ethical:

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. 59.3 sq. metres (636.3 sq. feet)



First Floor
Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.2 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 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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