



**15 Greenbank Drive,
Lincoln, LN6 7LQ**



Book a Viewing!

£285,000

Occupying a generous corner plot within the ever popular Middlebrook area of Lincoln, this spacious and extended three bedroom detached family home offers versatile accommodation and excellent outdoor space. The well presented accommodation comprises a Porch, Entrance Hall, Lounge, Dining Room, fitted Kitchen, impressive Garden Room extension, Utility Room and Cloakroom/WC. To the First Floor there are three well proportioned Bedrooms and a spacious Family Bathroom. Outside, the property enjoys beautifully maintained gardens to the front, side and rear, together with ample off-street parking provided by a block-paved driveway with single garage. A particular feature is the additional gated hardstanding to the rear, ideal for a caravan, motorhome or additional vehicles. Offered for sale with no onward chain, this excellent family home is ideally located for local amenities, schools and transport links. Viewing is highly recommended to appreciate the space, plot and potential on offer.





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. The property is located in the Middlebrook area of Lincoln, a sought-after residential development on the edge of North Hykeham, offering excellent access to Lincoln, Newark and the A46 bypass. Local amenities include Morrisons, Sainsburys, Aldi and The Forum Shopping Centre, together with a variety of pubs, restaurants and leisure facilities including One NK Leisure Centre. The area is particularly popular with families, benefiting from highly regarded schools including Manor Leas, North Kesteven Academy and Sir Robert Pattinson Academy, whilst Boultham Park and numerous green spaces provide excellent opportunities for outdoor recreation.



ACCOMMODATION

PORCH

11' 8" x 4' 5" (3.58m x 1.36m) With double glazed window to the front aspect and tiled flooring.

ENTRANCE HALL

12' 4" x 6' 5" (3.77m x 1.96m) With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

18' 5" x 10' 9" (5.62m x 3.30m) With double glazed bay window to the front aspect, double glazed doors to the garden, gas fire set within a decorative fire surround, ceiling fan and radiator.

DINING ROOM

11' 4" x 9' 4" (3.47m x 2.86m) With ceiling fan and radiator.

KITCHEN

11' 9" x 9' 4" (3.59m x 2.85m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, electric oven, gas hob, space for fridge, breakfast bar, tiled flooring and splashbacks.

GARDEN ROOM

23' 3" x 7' 10" (7.09m x 2.39m) With double glazed French doors to the garden, door to the side, three double glazed windows to the side and rear aspects, three Velux windows and two radiators.

UTILITY ROOM

With space for washing machine, wall hung wash hand basin, double glazed window to the rear aspect, personnel door to the garage and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

BEDROOM 1

11' 6" x 10' 10" (3.52m x 3.32m) With a range of fitted wardrobes, double glazed window to the front aspect, ceiling fan and radiator.

BEDROOM 2

11' 10" x 9' 5" (3.61m x 2.89m) With double glazed window to the rear aspect and radiator.





BEDROOM 3

11' 5" x 6' 7" (3.48m x 2.01m) With double glazed window to the rear aspect, ceiling fan and radiator.

BATHROOM

9' 4" x 7' 9" (2.86m x 2.37m) Fitted with a four piece suite comprising of corner bath with shower over, close coupled WC, bidet and wash hand basin in a vanity style unit, airing cupboard, part tiled walls, radiator and two double glazed windows to the side aspect.

OUTSIDE

The property sits on a deceptive corner plot of approximately 0.13 acres (STS). To the front is a block paved driveway providing ample off street parking and access to the attached garage. There is a front garden consisting mainly of established shrubs. To the rear of the property the gardens extend to the rear and side, with extensive area of lawn, paved areas, landscaped areas, shed, summer house and mature shrubs. In addition, a gated hardstanding provides additional secure off street parking with a power point.



GARAGE

21' 6" x 11' 6" (6.57m x 3.52m) With an electric roller door to the front, personnel door to the utility room, double glazed window to the side aspect, work benches, light and power.



NOTE

The vendors have advised they are unaware of the current operational status of the central heating system and we advise any potential purchaser to get this checked prior to completion.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

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

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

VIEWINGS - By prior appointment through Mundys.





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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

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 015 22 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 these 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

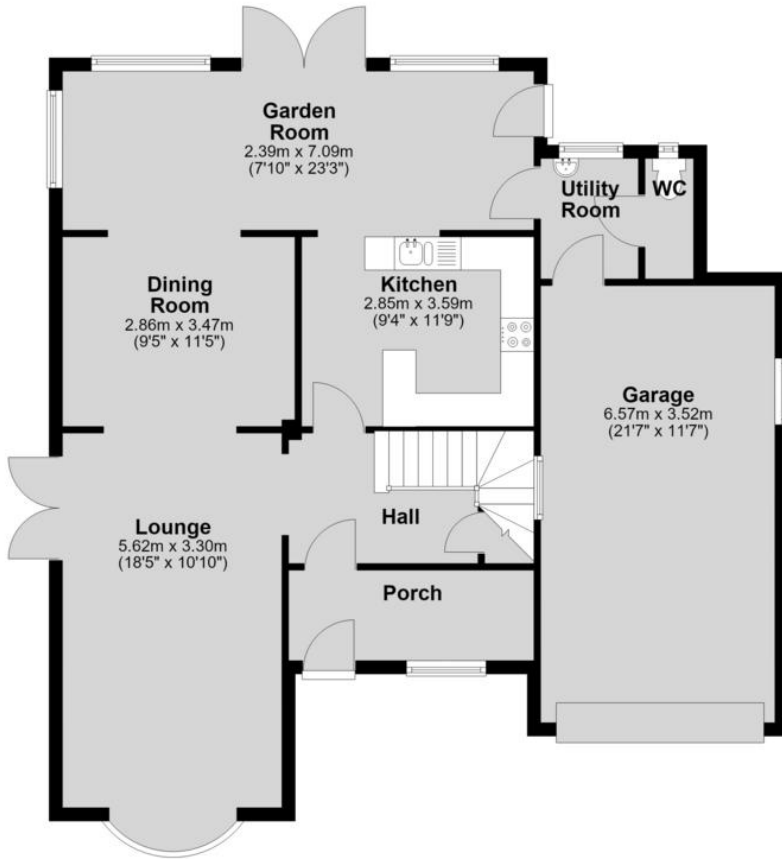
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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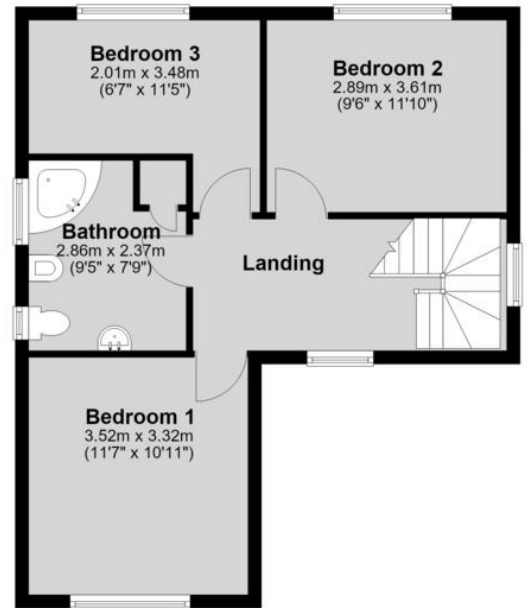
Ground Floor

Approx. 98.9 sq. metres (1065.0 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 146.8 sq. metres (1580.7 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 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.

