



3 Pennycress Close

Lincoln, LN2 4TD

£220,000

A Two Bedroom Detached Bungalow in the prime Uphill location of Glebe Park with accommodation comprising of; Porch, Lounge, Dining Room, Fitted Kitchen, Two Double Bedrooms and Shower Room. Outside is a block-paved driveway, a Detached Single Garage and lawned gardens to the front and rear. Viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln on Nettleham Road, turn right on to Wolsey Way, continue along and turn right on to Woodrush Road, then left on to Pennycress Close and the property can be located on the left hand side.

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 Bishop Grosseteste University.





PORCH With double glazed window to the side aspect.

LOUNGE 14' 3" x 12' 9" (4.35m x 3.89m) With double glazed bay window to the front aspect, double glazed window to the side aspect, gas fire in decorative surround and radiator.

DINING ROOM 9' 9" x 8' 0" (2.98m x 2.46m) With double glazed window to the side aspect and radiator.

KITCHEN 9' 8" x 8' 5" (2.95m x 2.59m) Fitted with a range of base and wall units with work surfaces over, ceramic sink with side drainer and mixer tap over, eye-level electric oven, gas hob, space for washing machine and tumble dryer, wall mounted Ideal gas fired central heating boiler, tiled floor and splashbacks, radiator, double glazed window to the front aspect and door to the rear garden.

INNER HALLWAY With airing cupboard.

BEDROOM 1 12' 1" x 12' 0" (3.7m x 3.66 m) With double glazed window to the rear aspect and radiator.

BEDROOM 2 10' 6" x 8' 6" (3.21m x 2.60m) With double glazed window to the rear aspect and radiator.

BATHROOM Fitted with a three piece suite comprising of; walk-in shower cubicle with Mira electric shower, pedestal wash hand basin and close coupled WC, towel radiator, tiled splashbacks and double glazed window to the side aspect.

OUTSIDE To the front of the property is a block-paved driveway providing off-street parking for multiple vehicles and a lawned garden. There is a further block-paved driveway behind gates giving access to the single detached garage. To the rear of the property is an enclosed garden laid mainly to lawn with raised established borders.

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

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 and Co, Bridge McFarland 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 and J Walter 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.

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 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

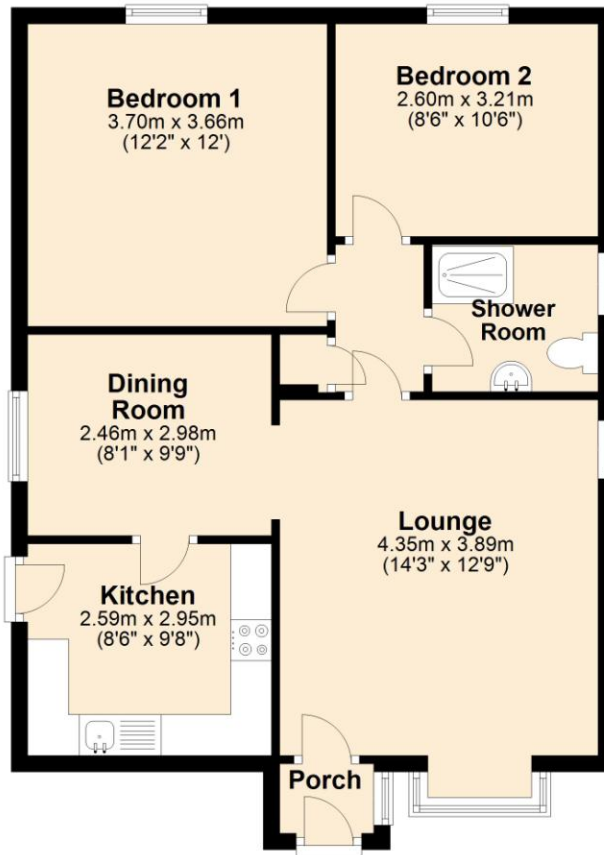
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

For Illustration purposes only.
Plan produced using PlanUp.

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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.

