



21 Bruce Road

Lincoln, LN2 1RN

Book a Viewing!



£285,000

A traditional three bedroom bay fronted semi-detached house situated in this prime Uphill location to the North of the historic Cathedral City of Lincoln. The property is positioned within close proximity to the Bailgate Area and Cathedral Quarter. The internal accommodation comprises of Porch, Entrance Hall, Lounge, Dining Room, fitted Kitchen, Cloakroom/WC and First Floor Landing leading to three Bedrooms, Shower Room and a separate WC. Outside there are generous gardens to the front and rear, driveway and a garage. Viewing of this property is highly recommended. No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

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 Bishop Grosseteste University.



PORCH
With tiled flooring.

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

LOUNGE
12' 5" x 11' 5" (3.81m x 3.49m) With double glazed bay window to the front aspect, electric fire and radiator.

DINING ROOM
11' 11" x 11' 5" (3.64m x 3.50m) With double glazed window to the rear aspect, gas fire and radiator.

KITCHEN
12' 6" x 8' 1" (3.83m x 2.47m) Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap over, spaces for washing machine and cooker, integrated fridge freezer, tiled splashbacks, double glazed window to the side aspect and door to the rear garden.

CLOAKROOM/WC
With close coupled WC, part tiled walls, radiator and double glazed windows to the side and rear aspects.

FIRST FLOOR LANDING
With loft access point and double glazed window to the side aspect.

BEDROOM 1
12' 4" x 11' 5" (3.78m x 3.50m) With double glazed window to the front aspect, range of fitted wardrobes and radiator.

BEDROOM 2
11' 11" x 11' 4" (3.64m x 3.46m) With double glazed window to the rear aspect and radiator.

BEDROOM 3
7' 8" x 6' 11" (2.34m x 2.12m) With double glazed window to the front aspect and radiator.

SHOWER ROOM
With walk-in shower cubicle, wash hand basin in a vanity unit with cupboard beneath, tiled walls, laminate flooring, towel radiator, spotlights and double glazed window to the rear aspect.

SEPARATE WC
With close coupled WC, tiled walls and double glazed window to the side aspect.

OUTSIDE
To the front there is a lawned garden, a driveway providing off-road parking for multiple vehicles and access to the garage and rear garden. To the rear there is a generous enclosed lawned area, patio seating area, mature shrubs and trees and a shed.





WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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.

CWH, J Walter and Calum Lyman 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.

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

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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

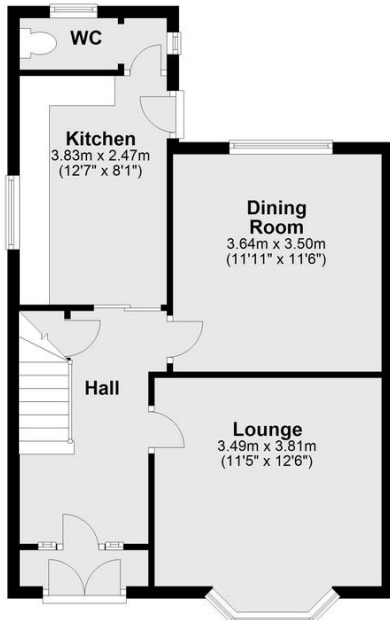
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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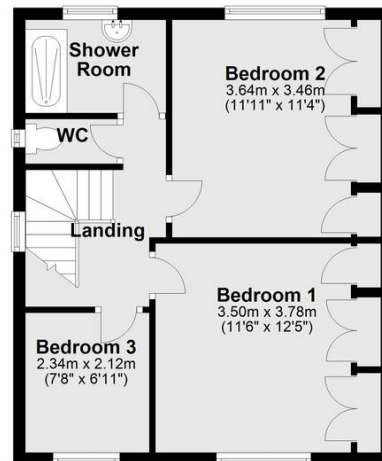
Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 92.0 sq. metres (989.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

