



95 Rookery Lane

Lincoln, LN6 7PP

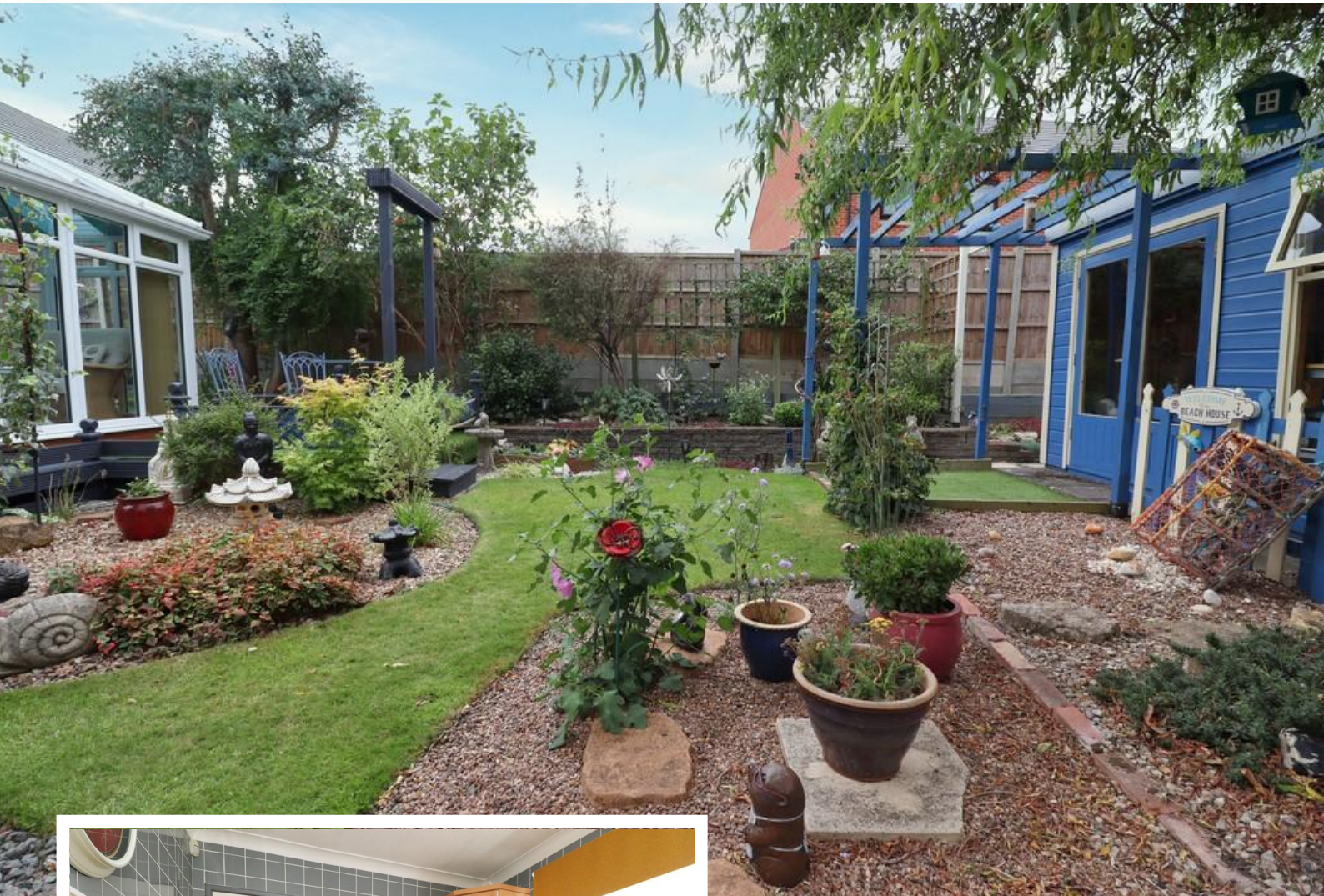


Book a Viewing!

£265,000

A spacious and well presented 2 bedroom detached bungalow in this popular and convenient location to the South of the Cathedral City of Lincoln and only a few yards away from Boultham Park. With accommodation comprising of Hall, Lounge/Diner, Breakfast Kitchen, Utility Room, Conservatory, two double Bedrooms, Ensuite Shower Room to Master Bedroom and Family Bathroom. Outside there are landscaped front and rear gardens, a gravelled driveway and a single garage. Viewing of this property is highly recommended.





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.



HALL

With radiator and loft access point.

LOUNGE/DINER

20' 5" x 11' 5" (6.23m x 3.50m) With double glazed window to the front aspect, double glazed French doors to the rear garden, electric fire with log burner effect set within a decorative fireplace, wood effect flooring and two radiators.

KITCHEN/BREAKFAST ROOM

9' 9" x 8' 10" (2.99m x 2.70m) Fitted with a range of wall and base units with work surfaces over, integrated fridge, electric oven with gas hob and extractor fan over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, tiled walls and flooring, double glazed window to the side aspect and radiator.



UTILITY ROOM

8' 5" x 5' 9" (2.58m x 1.76m) With base units with work surfaces over, space for washing machine, tiled splashbacks, door to the garden and double glazed window to the side aspect.

CONSERVATORY

10' 11" x 9' 3" (3.35m x 2.84 m) With double glazed windows to the side and rear aspects, double glazed French doors to the garden, ceiling fan, electric radiator and wood effect flooring.

BEDROOM 1

13' 11" (max)" x 11' 10" (4.24m x 3.62m) With double glazed bay window to the front aspect, wood effect flooring and radiator.



EN-SUITE SHOWER ROOM

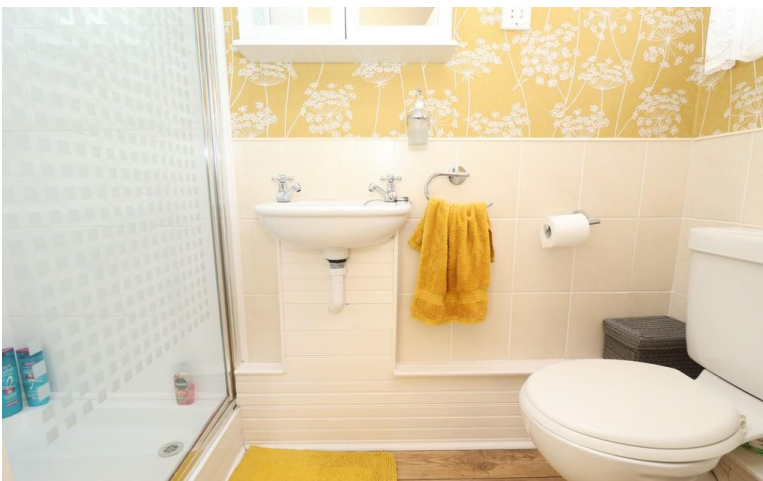
Fitted with a three piece suite comprising of shower cubicle, wall mounted wash hand basin and close coupled WC, part tiled walls, wood effect flooring, shaver point, radiator and double glazed window to the side aspect.

BEDROOM 2

13' 3" x 9' 9" (4.04m x 2.98m) With double glazed window to the rear aspect, wood effect flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin in a vanity style unit and close coupled WC, part tiled walls, laminate flooring, towel radiator, airing cupboard housing the gas fired central heating boiler and double glazed window to the side aspect.



OUTSIDE

The property sits on a generous plot with landscaped gardens. The front garden is laid mainly to lawn with mature shrubs and borders. There is a gravelled driveway providing off street parking for multiple vehicles and access to a single garage. The garage has up and over door to the front aspect, light and power. To the rear of the property there is an enclosed garden with areas of lawn, gravel, mature shrubs, borders, seating areas, covered seating area, shed and a summer house.



WEBSITE

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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.

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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

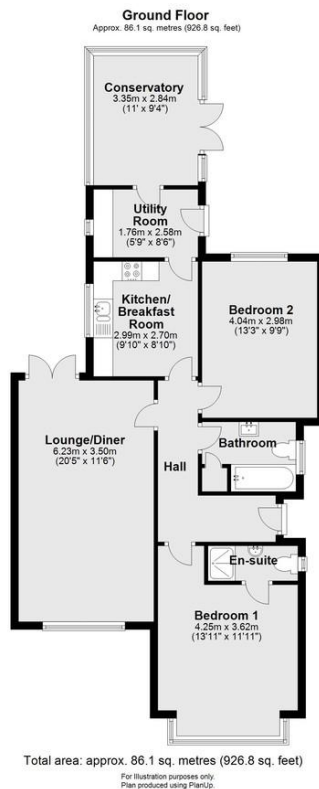
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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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