



1 Bruce Road
Lincoln, LN2 1RN



Book a Viewing!

£415,000

TANDEM GARAGE AND WORKSHOP/OFFICE - A larger than average three bedroomed detached 1940s style house positioned in this popular Uphill location just off of Newport and Nettleham Road. The property boasts a corner plot position with extensive gardens to the front, side and rear, a tandem garage and workshop/office. The internal accommodation briefly comprises of Reception Hallway, bay fronted Lounge, bay fronted Dining Room, modern fitted Kitchen and a First Floor Landing leading to three Bedrooms and a Bathroom. Viewing of the property is highly recommended to appreciate the position on which it sits within the Uphill Area of Lincoln.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — D.

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 UPVC window and door to the front aspect, tiled flooring, stained glass window and door to the reception hallway.

RECEPTION HALLWAY

With radiator, doors to the lounge, kitchen and dining room and stairs to the first floor landing with under stairs storage cupboard.

LOUNGE

11' 8" x 12' 5" (3.57m x 3.79m) With walk-in UPVC bay window to the front aspect, wooden flooring, decorative fireplace and radiator.



DINING ROOM

12' 0" x 11' 6" (3.66m x 3.51m) With walk-in UPVC bay window to the rear aspect and radiator.

KITCHEN

14' 3" x 8' 1" (4.36m x 2.47m) With UPVC windows to the rear and side aspects, UPVC door to the rear garden, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric oven, electric hob with extraction above, wall mounted cupboards with complementary tiling below, breakfast bar, spaces for a fridge, dishwasher and washing machine and a wall mounted gas central heating boiler.

FIRST FLOOR LANDING

With access to three bedrooms and bathroom.



BEDROOM 1

11' 6" x 11' 1" (3.51m x 3.39m) With UPVC window to the front aspect and radiator.

BEDROOM 2

11' 5" x 11' 6" (3.49m x 3.53m) With UPVC window to the rear aspect and radiator.

BEDROOM 3

7' 5" x 7' 7" (2.27m x 2.32m) With UPVC window to the front aspect and radiator.

BATHROOM

8' 0" x 7' 0" (2.45m x 2.14m) With UPVC windows to the front and side aspects, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.



OUTSIDE

To the front of the property there is a lawned garden with flowerbeds, decorative gravelled beds, driveway providing off road parking and giving access to the tandem garage. To the rear of the property there is a lawned garden with mature shrubs, flowerbeds and trees. To the side of the property there is a further lawned garden and a path to the side access.

TANDEM GARAGE

37' 3" x 9' 1" (11.36m x 2.77m) With up and over door to the front aspect, UPVC window and door to the rear garden, power and lighting.



WORKSHOP/OFFICE
8' 3" x 9' 1" (2.52m x 2.77m) With UPVC door and window to the rear garden.

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 – HOW WE MAY REFER YOU TO
Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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 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 HomeBuyer 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.

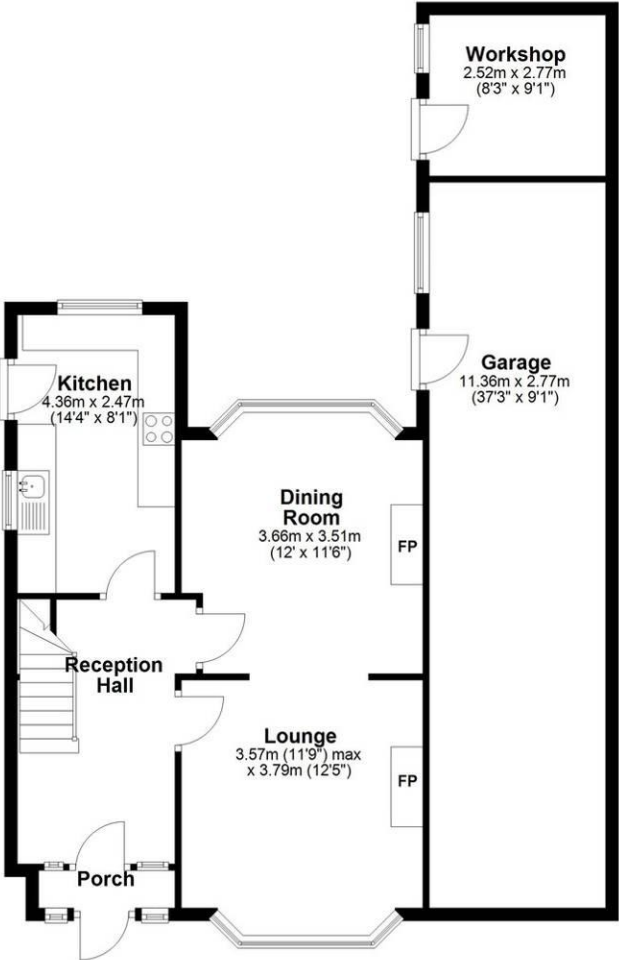
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for the vendors (Lessors) for whom they act as Agents given 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 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.

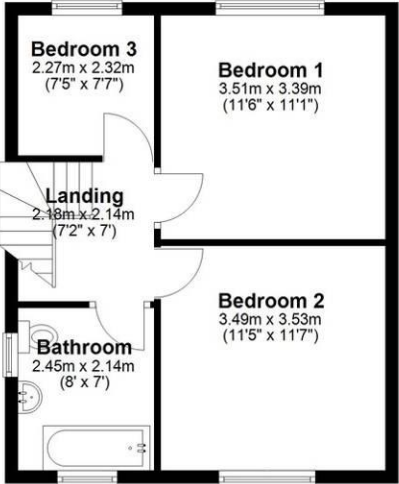
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Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

First Floor



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.

