



1 St. Andrews Close

Lincoln, LN5 7XT



Book a Viewing!

£160,000

The property is being sold with No Onward Chain. A two bedroomed detached bungalow situated close to the City Centre of Lincoln and offers internal accommodation to comprise of Entrance Porch, bay fronted Lounge, Dining Room, Kitchen, Inner Hallway, two Bedrooms and a Wet Room. The property benefits from a range of storage areas and gas central heating. Outside there are gardens to the front, side and rear and a detached prefab garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

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.



ACCOMMODATION

PORCH

With UPVC window and door to the front aspect and door to the lounge.

LOUNGE

14' 0" x 12' 9" (4.28m x 3.89m) With UPVC bay window to the front aspect, double radiator, electric fireplace, door to the inner hallway and an archway leading to the dining room.

DINING ROOM

9' 3" x 8' 7" (2.83m x 2.62m) With sliding UPVC doors to the rear garden, radiator and TV point.



KITCHEN

10' 6" x 7' 6" (3.21m x 2.29m) With UPVC window to the rear aspect, UPVC door to the side aspect, wooden laminate flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for fridge freezer, washing machine and cooker, wall mounted cupboards with complementary tiling below, wall mounted gas fired central heating boiler and an extraction fan.

INNER HALLWAY

With access to the roof void and doors to the two bedrooms, wet room and airing cupboard.

BEDROOM 1

9' 10" x 12' 6" (3.02m x 3.82m) With UPVC window to the front aspect, radiator and fitted wardrobe.

BEDROOM 2

8' 2" x 8' 10" (2.50m x 2.70m) With UPVC window to the rear aspect, radiator and fitted bedroom furniture.

WET ROOM

6' 1" x 5' 5" (1.87m x 1.67m) With wet room flooring, shower, tiled walls, WC, wash hand basin, UPVC window to the side aspect and extractor fan.



OUTSIDE

To the front of the property there is a decorative gravelled bed, a lawned area, path to the front door and gated access to the side. To the side of the property there is a lawned garden, space for a shed and ramp to the side door. To the rear of the property there is a lawned garden, greenhouse and block paved seating area. The detached prefab garage is situated to the side of the property.

DETACHED GARAGE

With up and over door to the front aspect, door to the side aspect, power and lighting.



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, Dale & Co, Bird & Co and Gibson 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 them 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 them 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

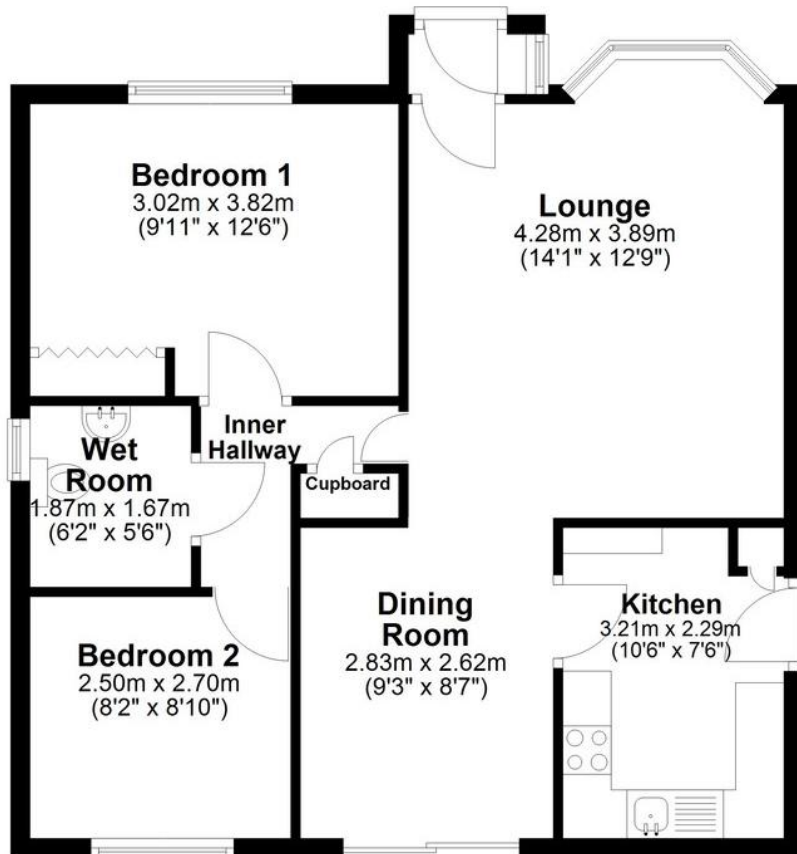
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29/30 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 59.4 sq. metres (639.7 sq. feet)

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.

