



## 40 Rookery Lane

Lincoln, LN6 7PY



Book a Viewing!

**£255,000**

Situated on an enviable plot of approximately 0.18 acres just to the South of the Cathedral City of Lincoln, this traditional bay fronted Two Bedroom Detached Bungalow offers spacious and well presented living accommodation throughout. The property comprises of an inviting Entrance Hall, generous Lounge, Conservatory, Kitchen Diner, Utility Room, Two Double Bedrooms both featuring attractive bay windows and a Family Shower Room. The true highlight of the home is its impressive plot, boasting established and well maintained front and rear gardens, a long driveway providing ample off street parking and a single garage. Viewing is highly recommended to fully appreciate the space and setting on offer.





**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 Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

With airing cupboard, laminate flooring and radiator.

### LOUNGE

18' 8" x 11' 6" (5.69m x 3.51m) With double glazed French doors to the conservatory, double glazed window to the side aspect, gas fire set within a feature fireplace, wall lights and radiator.

### CONSERVATORY

15' 10" x 10' 2" (4.85m x 3.10m) With double glazed French doors to the rear garden, tiled flooring and ceiling fan.



### KITCHEN/DINER

15' 1" x 11' 2" (4.61m x 3.42m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for cooker, integrated fridge, tiled flooring and splashbacks, radiator, door to the rear garden, double glazed windows to the side and rear aspects.

### BEDROOM 1

15' 1" x 11' 6" (4.62m x 3.52m) With a range of fitted bedroom furniture including wardrobes, over bed storage and bedside tables, double glazed bay window to the front aspect and radiator.



### BEDROOM 2

12' 6" x 11' 6" (3.83m x 3.52m) With double glazed bay window to the front aspect and radiator.

### SHOWER ROOM

8' 0" x 5' 8" (2.44m x 1.75m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, part tiled walls, storage cupboards, radiator and double glazed window to the side aspect.

### UTILITY ROOM

With spaces for washing machine and fridge freezer, wall cupboards, wall mounted gas fired central heating boiler and double glazed window to the rear aspect.



### OUTSIDE

The property sits on a generous plot of approximately 0.18 acres. To the front there is a lawned garden with mature shrubs. There is a driveway providing off street parking for multiple vehicles and access to a detached single garage. To the rear of the property there is a large established garden laid mainly to lawn with substantial patio seating area, stocked flowerbeds, mature shrubs, greenhouse and garden shed.



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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 Callum 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 thoroughly checked.

**GENERAL**

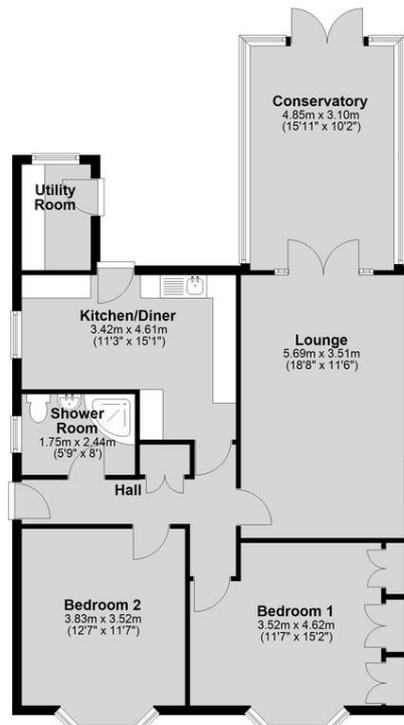
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**Ground Floor**

Approx. 95.2 sq. metres (1024.3 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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.



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