



151 Rookery Lane

Lincoln, LN6 7PW



Book a Viewing!

£209,000

Situated on an impressive non estate plot of approximately 0.14 acres (STS), just south of the historic Cathedral City of Lincoln, this attractive two bedroom detached bungalow offers spacious and versatile living accommodation, along with excellent potential for further development. The property comprises of a welcoming entrance hall, a generous and light filled lounge and a well-proportioned kitchen/dining room - ideal for both everyday living and entertaining. There are two well-appointed bedrooms and a stylish four piece family bathroom. Externally, the bungalow occupies a substantial plot. To the front, there is a gravelled garden with a gated driveway providing off road parking. The extensive rear garden is a particular highlight, offering significant scope for landscaping, gardening enthusiasts or potential development as a building plot (subject to the necessary planning permissions). This is a rare opportunity to acquire a property with such space and flexibility in a desirable location. Early viewing is highly recommended to fully appreciate all that is on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

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 Lincoln Bishop University.



ACCOMMODATION

ENTRANCE HALL

With radiator.

LOUNGE

14' 7" x 11' 3" (4.45m x 3.44m) With three double glazed windows to the front and side aspects, gas fire set within a feature fireplace, wall lights and two radiators.

KITCHEN/DINER

20' 4 (max)" x 10' 4 (max)" (6.2m x 3.15m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, 5 ring gas hob with extractor fan over, integrated fridge, space for washing machine, radiator, double glazed windows to the side and rear aspects, stable door to the rear and double glazed sliding patio doors to the garden.

BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.49m) With two double glazed windows to the side aspect and radiator.

BEDROOM 2

12' 0" x 10' 11" (3.67m x 3.33m) With double glazed window to the front aspect and radiator.

BATHROOM

10' 4" x 6' 7" (3.17m x 2.03m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring and walls, airing cupboard, radiator and double glazed window to the side aspect.

OUTSIDE

The property occupies a plot of approximately 0.14 acres (STS). To the front is an endosed garden with gated off street parking. To the rear is a private enclosed garden, mainly laid to lawn with a decked seating area and mature shrubs. Beyond this is a further section of land (details to be confirmed by title), which may offer potential for gardening or other uses or development, subject to any necessary consents. Interested parties should make their own enquiries with the local planning authority.





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 & 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.

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

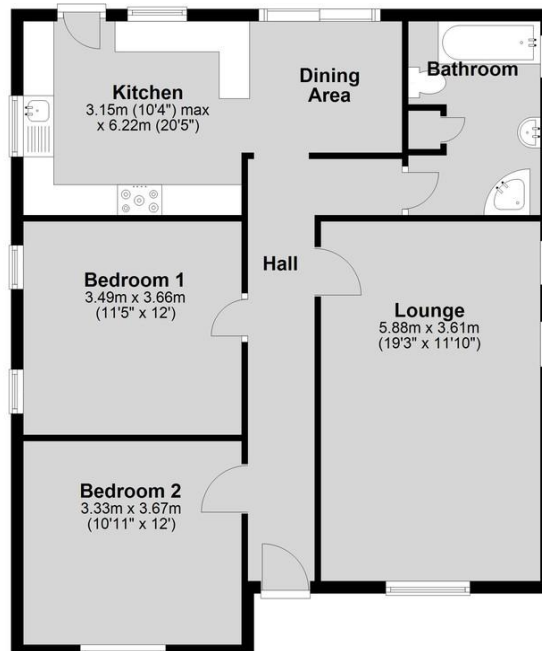
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)

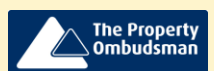
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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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