



## 4 Thurlow Court

Lincoln, LN2 4SA



Book a Viewing!

**£395,000**

An exceptional Detached Bungalow set on a generous plot in the highly sought after residential area of Glebe Park within Uphill Lincoln. This impressive home offers spacious and well proportioned accommodation throughout, making it ideal for comfortable family living. The property comprises a welcoming Entrance Hall, a bright and airy Lounge with bay window, a separate Dining Room with doors opening onto the garden, and a well appointed fitted Breakfast Kitchen, complemented by a practical Utility Room. There are Four generously sized Bedrooms, including a superb Master Suite with its own En-suite Bathroom, along with a stylish and modern Family Bathroom. Externally, the bungalow sits on a deceptively large plot, boasting extensive gardens to the front, side, and rear - perfect for outdoor entertaining or relaxation. A block paved driveway provides ample off-road parking, further enhanced by an additional gated parking area and a double garage.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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 Lincoln Bishop University.



#### ENTRANCE HALL

With radiator, airing cupboard and storage cupboard.

#### LOUNGE 14' 11" x 13' 10" (4.55m x 4.24m)

With double glazed bay window to the front aspect, two double glazed windows to the side aspect, gas fire set within a feature fire surround and radiator.

#### DINING ROOM

10' 11" x 10' 10" (3.33m x 3.32m) With double glazed French doors to the rear garden, laminate flooring and tall radiator.

#### KITCHEN

11' 0" x 10' 11" (3.36m x 3.35m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer and dishwasher, eye level electric oven and microwave, electric hob with extractor fan over, laminate flooring, breakfast bar, double glazed window to the rear aspect and door to the garden.



#### UTILITY ROOM

10' 1" x 6' 4" (3.08m x 1.95m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer, hot and cold taps over, space for washing machine, radiator, personnel door to the garage, double glazed window to the side aspect and door to the garden.

#### BEDROOM 1

12' 0" x 10' 11" (3.66m x 3.33m) With double glazed window to the rear aspect and radiator.



#### EN SUITE SHOWER ROOM

6' 9" x 5' 10" (2.07m x 1.80m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side aspect.

#### BEDROOM 2

10' 11" x 10' 0" (3.33m x 3.05m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

12' 9" x 8' 9" (3.91m x 2.67m) With double glazed window to the side aspect, door to the utility room and radiator.

#### BEDROOM 4

9' 11" x 8' 0" (3.03m x 2.46m) With double glazed window to the front aspect and radiator.



#### BATHROOM

6' 9" x 6' 4" (2.07m x 1.94m) Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, chrome towel radiator and double glazed window to the front aspect.

#### DOUBLE GARAGE

17' 7" x 15' 8" (5.36m x 4.78m) With electric up-and-over door to the front, double glazed window, personnel door to the utility room, wall mounted gas fired central heating boiler, light and power.



## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles and access to the double garage. There is an additional gated hardstanding providing further secure parking or possible storage for a caravan. The property occupies a generous plot with lawned gardens to the front and side, and an enclosed rear garden. The rear garden is laid mainly to lawn with patio seating area, flowerbeds, mature shrubs and planting.

## NOTE

Property has 20 solar panels, which are owned and leased by Eon. These are currently under a 25-year lease, which commenced in 2011.



## 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](http://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 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 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.

Coverings 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 roughly checked.

## GENERAL

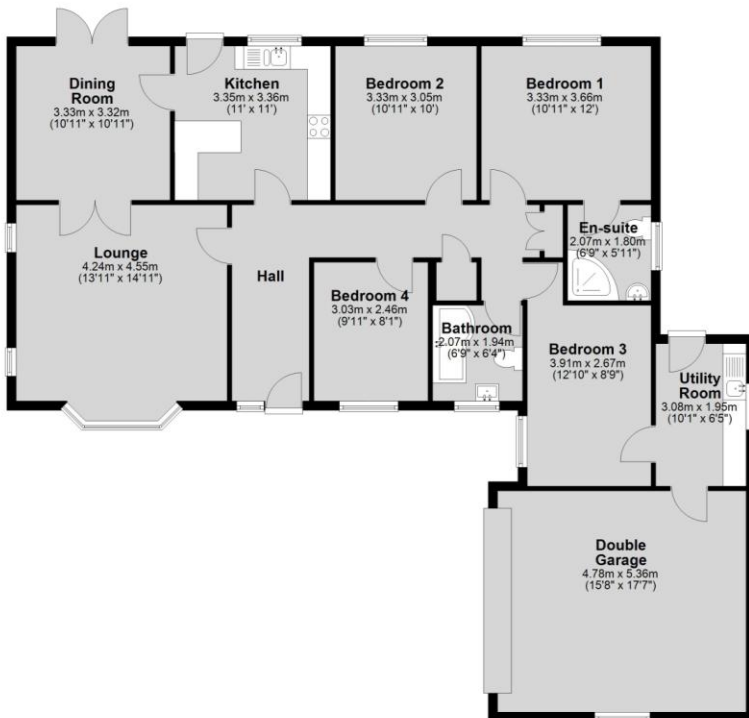
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## Ground Floor

Approx. 143.5 sq. metres (1545.0 sq. feet)



Total area: approx. 143.5 sq. metres (1545.0 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

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