



## 7 Tobruk Close

Lincoln, LN1 3XQ



Book a Viewing!

**£165,000**

Situated in a sought after position within the ever popular Uphill area of Lincoln, just off Burton Road, this well presented Two Bedroom Semi Detached Bungalow offers comfortable and well proportioned living accommodation throughout. The property comprises of an Entrance Hall, spacious Lounge/Diner, fitted Kitchen, Inner Hallway, Two Double Bedrooms and a Family Bathroom. Occupying a pleasant plot, the bungalow benefits from established gardens to both the front and rear, a driveway providing off street parking and an integral single garage. Ideally located close to a wide range of local amenities, shops and transport links, this property is sure to appeal to a variety of buyers and viewing is highly recommended to fully appreciate the accommodation and convenient setting on offer.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**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.



## ACCOMODATION

### ENTRANCE HALL

With cloaks cupboard.

### LOUNGE/DINER

15' 3" x 10' 8" (4.66m x 3.27m) With double glazed windows to the front and side aspects and radiator.

### KITCHEN

10' 8" x 7' 5" (3.26m x 2.27m) Fitted with a range wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for cooker, fridge and washing machine, wall mounted gas fired central heating boiler, tiled splashbacks, radiator and double glazed window to the side aspect.



### INNER HALLWAY

Leading to the bedrooms and bathroom.

### BEDROOM 1

10' 11" x 9' 6" (3.35m x 2.90m) With double glazed window to the rear aspect and radiator.

### BEDROOM 2

10' 6" x 7' 10" (3.21m x 2.39m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, airing cupboard, radiator, part tiled walls and double glazed window to the rear aspect.



### OUTSIDE

To the front there is a lawned garden with established flowerbeds. There is a driveway providing off-street parking and access to an integral single garage. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds.

### 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

Salis & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridgeway 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:

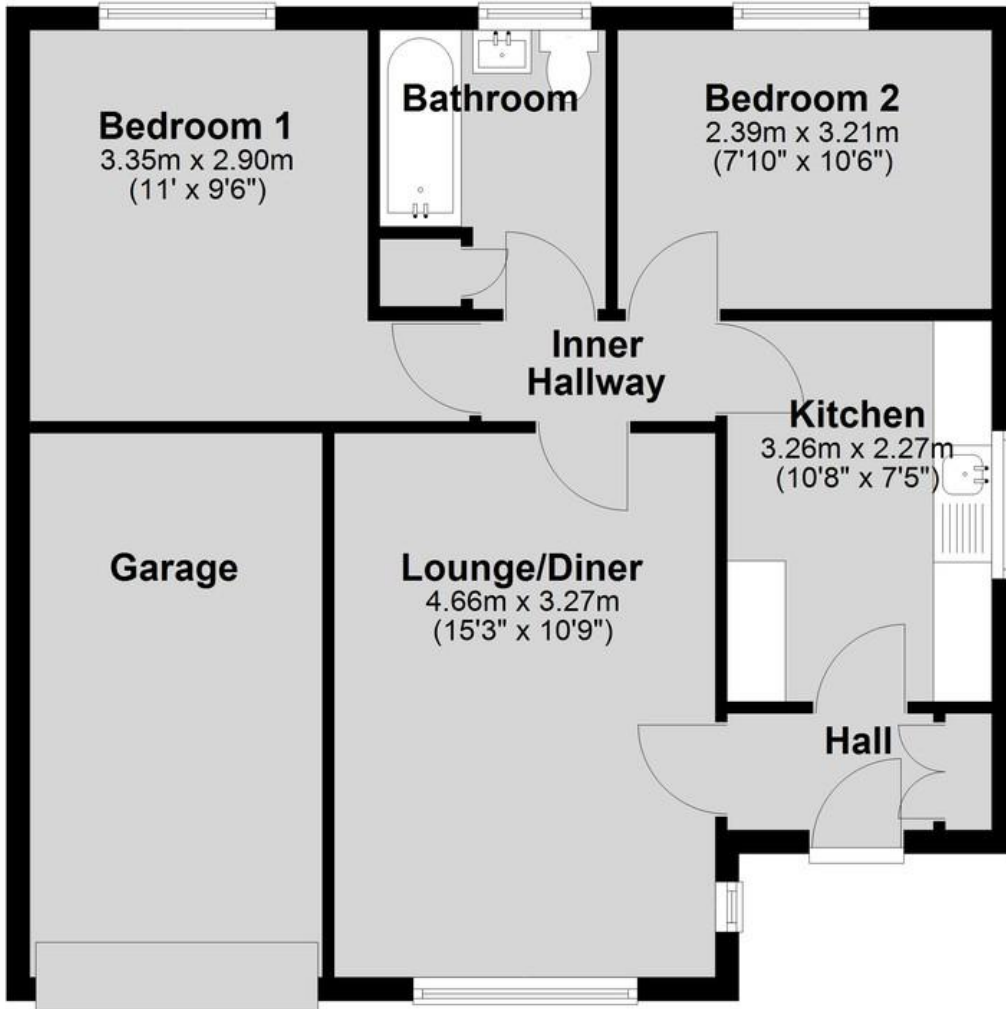
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.



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## Ground Floor

Approx. 63.9 sq. metres (688.1 sq. feet)



Total area: approx. 63.9 sq. metres (688.1 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.