

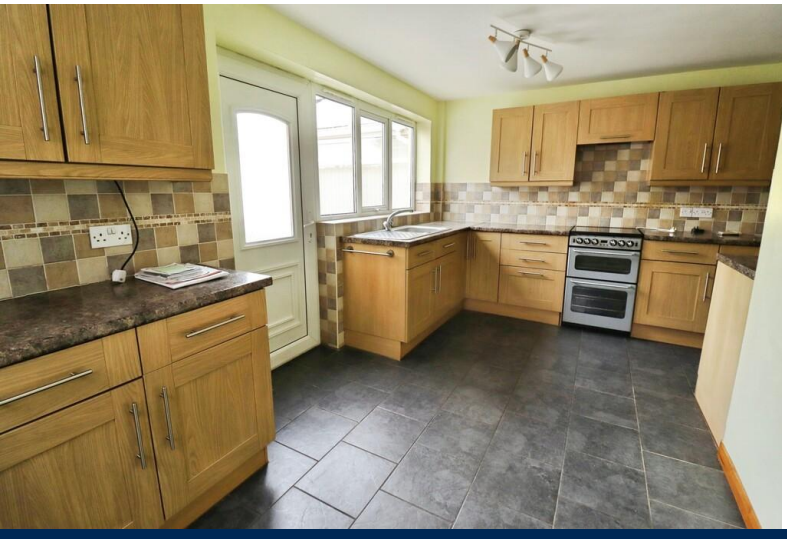
40 Rookery Lane

Lincoln, LN6 7PY

Book a Viewing!

£210,000

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.





40 Rookery Lane, Lincoln, LN6 7PY







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" (4.83m x 3.1m) With double glazed French doors to the rear garden, tiled flooring and ceiling fan.









KITCHEN/DINER
15' 1" x 11' 2" (4.6m x 3.4m) 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 ONE
15' 1" x 11' 6" (4.6m x 3.51m) 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 TWO
12' 6" x 11' 6" (3.81m x 3.51m) With double glazed bay window to the front aspect and radiator.

SHOWER ROOM
8' 0" x 5' 8" (2.44m x 1.73m) 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.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



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

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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
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:

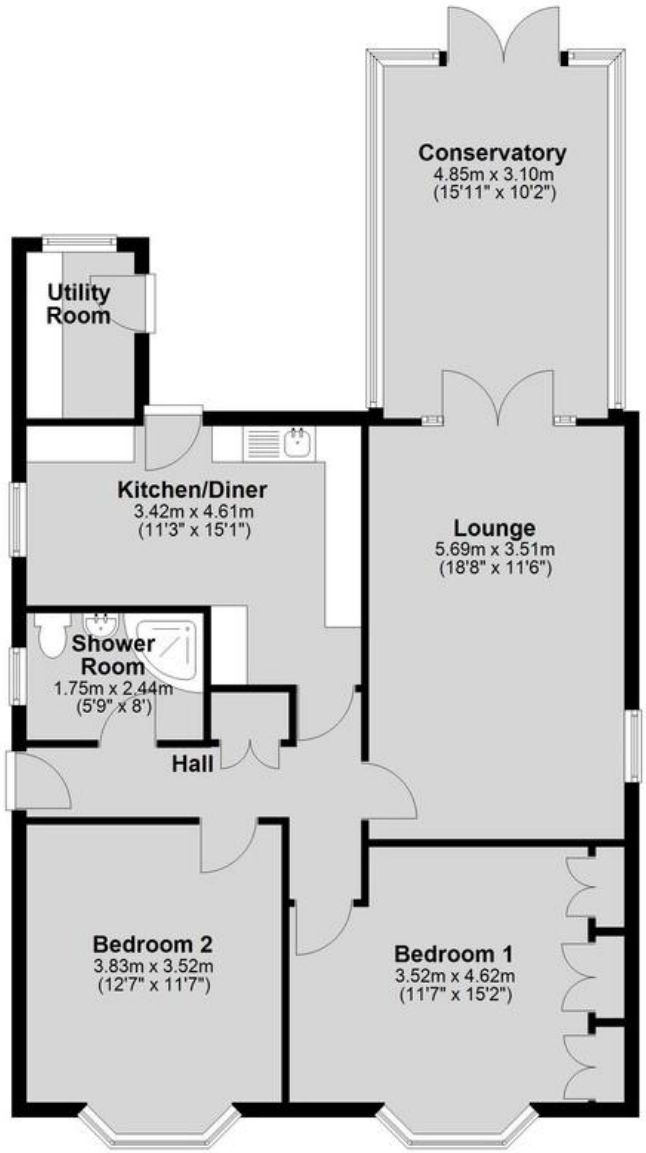
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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 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.

The Property Ombudsman