



112 Searby Road

Lincoln, LN2 4DT

£269,500

NO ONWARD CHAIN! A fantastic two bedroom detached bungalow with oak doors throughout and outstanding accommodation comprising of Porch, Lounge, Dining Room, fitted Kitchen with appliances, Side Porch, Inner Hallway, two Double Bedrooms and Bathroom. Outside the property there are stunning and low maintenance mature gardens to the front and rear with a side courtyard, a gravelled driveway and Single Garage with working electricity and a pitched roof for storage. Viewing is highly recommended to appreciate the standard of accommodation on offer and the tucked away position of the bungalow.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln North on Nettleham Road and turn left on to Searby Road where the property is located on the right hand side.

LOCATION

The property is within walking distance of Waitrose and close to a selection of shops, hairdressers and restaurants. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, 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 and Cathedral.



ACCOMMODATION

FRONT PORCH

With tiled floor.

LOUNGE

14' 5" x 13' 10" (4.40m x 4.22m), with double glazed bay window to the front aspect, wooden Venetian blind and radiator.

INNER HALLWAY

With tiled floor, airing/laundry cupboard, hidden storage cupboard and radiator.

DINING ROOM

9' 8" x 8' 11" (2.97m x 2.72m), with double glazed French doors to the rear garden with wooden shutters, tiled floor and radiator.

KITCHEN

10' 11" x 7' 10" (3.35m x 2.41m), fitted with a range of units and work surfaces, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher and fridge, eye-level electric Neff oven, four ring gas hob with extractor fan over, tiled flooring, double glazed window to the rear aspect, wooden shutters and radiator.

SIDE PORCH

Accessed through an enclosed courtyard via a rear entrance side door with double glazed window to the side aspect, tiled floor and cupboard housing the wall-mounted gas-fired combi boiler (installed June 2019).



BEDROOM 1

12' 8" x 10' 2" (3.88m x 3.10m), with double glazed window to the front aspect, wooden Venetian blind, fitted triple wardrobe with oak sliding doors and radiator.

BEDROOM 2

9' 3" x 8' 4" (2.84m x 2.56m), with a double glazed window to the rear aspect and radiator.

BATHROOM

6' 5" x 5' 6" (1.97m x 1.69m), fitted with a three piece suite comprising of panelled bath with hot and cold tap, wall-mounted wash hand basin and close coupled WC, tiled floor, splashbacks, towel radiator, mirrored cabinet, spotlights and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a garden with a variety of mature shrubs and bushes. To the rear there is an enclosed private landscaped garden with gravelled areas, a variety of beautiful mature shrubs, flowerbeds, a wooden pergola, outside tap and water butt. The gardens to both the front and the rear are easily maintained. To the side of the property there is an enclosed courtyard. The Single Garage and off-street parking are accessed via a private driveway. The Garage has working electricity and a pitched roof for storage.





WEBSITE

Our detailed website show 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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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.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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

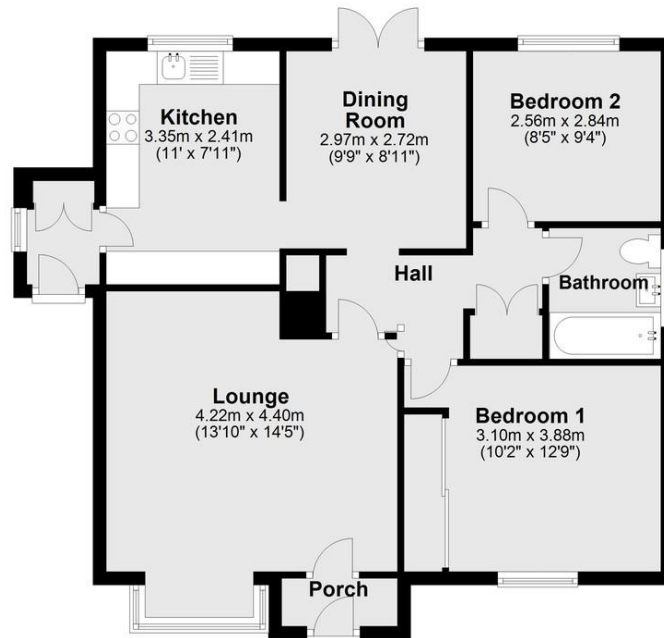
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Ground Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

