



6 Limelands

Lincoln, LN2 4AR

£450,000

An executive three bedroomed detached bungalow positioned in a cul de sac in a prime Uphill location, just off Greetwell Road, within easy walking distance of the Cathedral Quarter of Lincoln. The well-presented spacious accommodation briefly comprises of Hall, Lounge, Kitchen/Dining Room, Conservatory, Utility Room, three double Bedrooms, Bathroom and Shower Room. The bungalow sits on a generous plot with wraparound gardens, a spacious driveway, a carport and an attached single garage. Viewing of this property is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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 Bishop Grosseteste University.



ACCOMMODATION

HALL

With loft access point and two radiators.

LOUNGE

19' 8" x 13' 3" (6.00m x 4.05m) With double glazed windows to the front and side aspects, double glazed sliding doors to the garden, gas fire set within feature fireplace and two radiators.

KITCHEN/DINING ROOM

23' 1" x 11' 7" (7.04m x 3.55m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer with mixer tap over, eye level electric oven, gas hob with extractor fan over, spaces for fridge freezer and dishwasher, tiled splashbacks, breakfast bar, radiator, double glazed windows to the front and side aspects and double glazed sliding door to the conservatory.

CONSERVATORY

11' 10" x 10' 9" (3.62m x 3.29m) With double glazed French doors to the garden, tiled flooring, spotlights and radiator.

UTILITY ROOM

18' 2" x 8' 4" (5.55m x 2.55m) With double glazed doors to the rear garden, double glazed door to the front, range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, central heating boiler, spaces for washing machine and tumble dryer, radiator and personal door to the garage.



BEDROOM 1

13' 5" x 10' 6" (4.09m x 3.22m) With double glazed window to the side aspect and radiator.

BEDROOM 2

13' 11" x 9' 3" (4.26m x 2.83m) With double glazed window to the front aspect and radiator.

BEDROOM 3

10' 1" x 10' 0" (3.08m x 3.05m) With double glazed window to the rear aspect and radiator.



BATHROOM

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

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the rear aspect.



OUTSIDE

The property sits in a cul de sac position with wraparound gardens to all sides, offering a mixture of lawned and landscaped gardens with mature shrubs and flowerbeds. The property has a driveway providing off street parking for multiple vehicles and access to the carport and single garage.



GARAGE

19' 0" x 8' 4" (5.81m x 2.55 m) With electric roller door to the front aspect, side personal door to the utility room, double glazed window to the rear aspect, light and power.

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.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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.

CMH 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.

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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

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. 151.2 sq. metres (1628.0 sq. feet)



Total area: approx. 151.2 sq. metres (1628.0 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 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.

