



## 7 Carisbrooke Close

Lincoln, LN1 3JR

**£260,000**

A two bedroom detached bungalow situated on a deceptively large plot in the popular and convenient Uphill area of Lincoln. The property has well-presented accommodation comprising of Porch, Lounge, Kitchen Diner, Conservatory, Hall, two Double Bedrooms and Shower Room. Outside there is a long driveway providing off-street parking for multiple vehicles and access to the single detached garage. The property has lawned gardens to the front and an enclosed garden to the rear. The property further benefits from No Onward Chain and viewing is highly recommended.





Carisbrooke Close, Lincoln, LN1 3JR



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – TBC

**COUNCIL TAX BAND** – C

**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

### PORCH

With double glazed window to the side aspect.

### LOUNGE

15' 2" x 13' 7" (4.63m x 4.15m), with double glazed bay window to the front aspect, gas fire set within feature fireplace and radiator.

### KITCHEN DINER

16' 11" x 9' 6" (5.18m x 2.90m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and washer dryer, tiled splashbacks, breakfast bar, two radiators, spotlights, side door to the rear garden and door to the Conservatory.



### CONSERVATORY

11' 2" x 7' 8" (3.41m x 2.35m), with double glazed windows to all aspects, double glazed French doors to the garden, radiator and tiled flooring.

### HALL

With radiator, airing cupboard and loft access point.

### BEDROOM 1

9' 8" x 10' 6" (2.97m x 3.21m), with fitted wardrobes with sliding doors, double glazed window to the front aspect and radiator.



### BEDROOM 2

9' 6" x 9' 1" (2.92m x 2.79m), with double glazed window to the rear aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle with electric shower, close coupled WC and pedestal wash hand basin, part-tiled walls, shaver point, radiator and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles and access to the single garage. The garage has electric up over door, light and power. The property sits on a deceptively large plot with a lawned garden to the front and an enclosed garden to the rear which is laid mainly to lawn with a patio seating area and two sheds.





**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](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & 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**

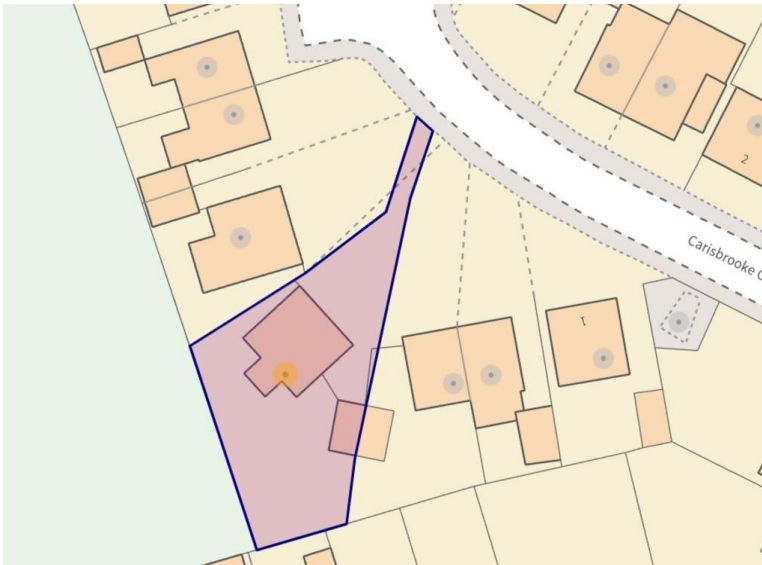
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**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:

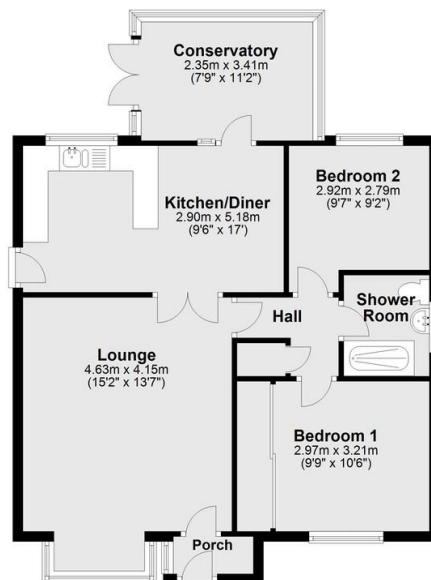
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 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 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.

