



4 Pennycress Close

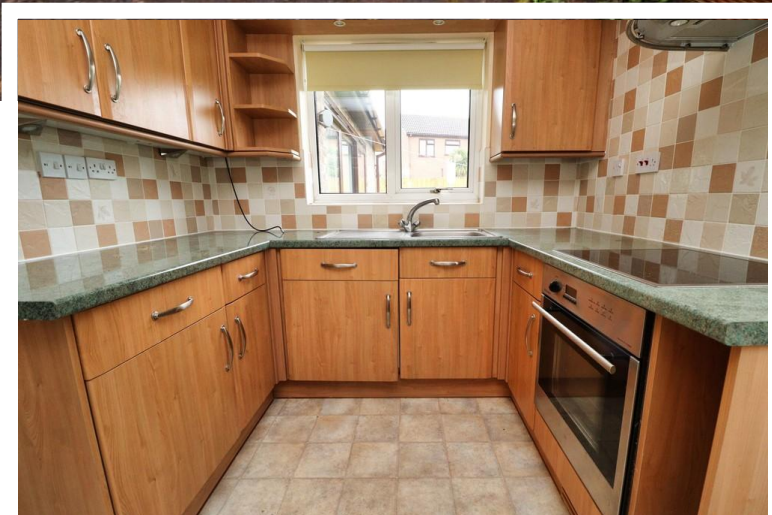
Lincoln, LN2 4TD

£250,000

An extended and greatly improved three bedroom detached bungalow, positioned in a prime Uphill location on Nettleham Fields. The property is close to a wide range of local amenities and has easy access to the A158 and A46 Bypass. The internal accommodation comprises of Entrance Porch, Lounge, Dining Area, Kitchen, Master Bedroom/Sitting Room with En-Suite and an Inner Hallway leading to two further Bedrooms and the Family Bathroom. Outside there is a block paved driveway providing off-road parking for numerous vehicles and gated access leading to the rear of the property which is also block paved for ease of maintenance. The property further benefits from No Onward Chain and viewing is highly recommended.



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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.

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 College.



ACCOMMODATION

ENTRANCE PORCH

With UPVC window and door to the front aspect and door to the Lounge.

LOUNGE

14' 0" x 13' 6" (4.29m x 4.13m), with UPVC bay window to the front aspect, doors to the Entrance Porch and Inner Hallway, archway to the Dining Area, feature electric fire, wall lights and radiator.

DINING AREA

11' 0" x 8' 6" (3.35m x 2.61 m), with double glass panelled doors to the Master Bedroom/Sitting Room, door to the Kitchen, archway to the Lounge and radiator.



MASTER BEDROOM/SITTING ROOM

18' 8" x 13' 1" (5.69m x 3.99m), with UPVC sliding doors to the side aspect, double UPVC doors to the rear aspect, radiator, wall lights and door to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM

5' 5" x 6' 0" (1.66m x 1.85 m), with UPVC window to the rear aspect, suite to comprise of shower cubicle, close coupled WC and wash hand basin in vanity cupboard, tiled walls, spotlights and chrome towel radiator.

KITCHEN

7' 10" x 10' 11" (2.41m x 3.33m), with UPVC door to the side aspect, UPVC window to the rear aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap, integral electric oven and four ring electric hob with extractor fan over, integral fridge freezer, washer/dryer and dishwasher, wall-mounted gas-fired central heating boiler, door to the Dining Area and radiator.



INNER HALLWAY

With access to roof void and doors to two Bedrooms, Family Bathroom and airing cupboard.

BEDROOM 2

10' 3" x 10' 1" (3.12m x 3.09m), with UPVC window to the front aspect, fitted mirror-fronted wardrobes with shelving and radiator.

BEDROOM 3

9' 2" x 3' 1" (2.81m x 0.94 m), with UPVC window to the rear aspect, fitted office furniture and radiator.

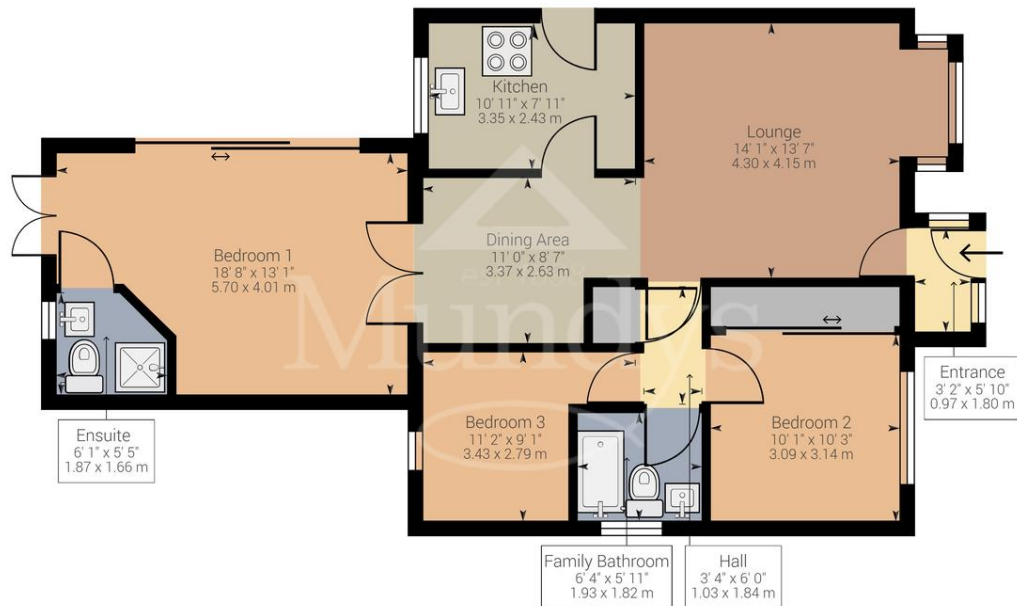
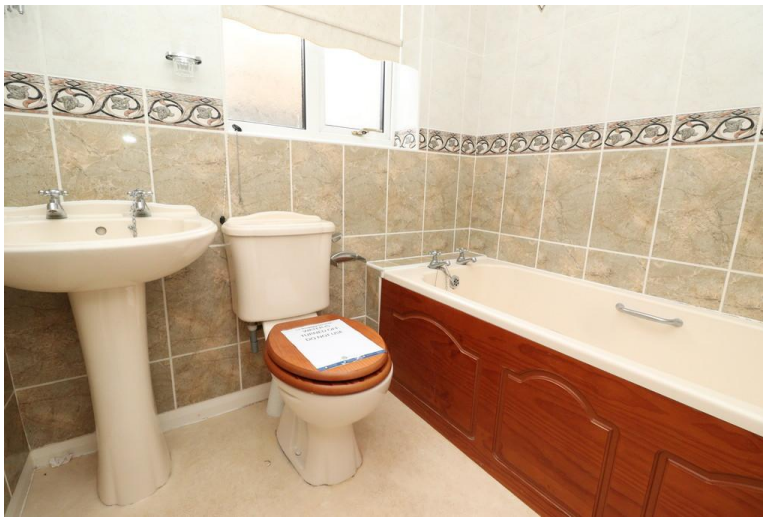


FAMILY BATHROOM

6' 3" x 6' 0" (1.93m x 1.83 m), with UPVC window to the side aspect, suite to comprise of bath with electric shower over, close coupled WC and pedestal wash hand basin, part-tiled walls and radiator.

OUTSIDE

To the front of the property there is a block paved driveway with decorative gravelled beds and a double gate leading to the rear/side of the property providing further off-road parking, seating area and decorative gravelled beds.



Approximate net internal area: 940.3 ft² / 87.36 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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 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.



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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.

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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 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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