



Talisman, Main Street

North Carlton, Lincoln, LN1 2RR

£450,000

An individual detached bungalow situated in this pleasant rural village location within a short drive to Lincoln City Centre. The spacious living accommodation briefly comprises of Entrance Porch, Main Entrance Hall, Inner Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, three spacious Bedrooms, En-suite to the principle Bedroom and a Family Bathroom. Outside the property is situated on a large mature plot with extensive gardens to both the front and rear and a further courtyard area. There is a driveway providing off road parking for numerous vehicles and giving access to the Integral Double Garage. The property further benefits from oil central heating and viewing is highly recommended to appreciate the pleasant position within this rural village location.





SERVICES

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Carlton is a small rural village located to the North of the historic Cathedral and University City of Lincoln and is approximately 5 miles from Lincoln City Centre.

ACCOMMODATION

ENTRANCE PORCH

With UPVC double entrance door.

ENTRANCE HALL

With double radiator and coving to ceiling.



LOUNGE

13' 8" x 20' 10" (4.17m x 6.35m), with UPVC bay window to the front elevation, coving to ceiling, solid fuel boiler, feature fireplace, two double radiators and UPVC double doors to the conservatory.

CONSERVATORY

12' 3" x 11' 3" (3.73m x 3.43m), with UPVC windows, double radiator and UPVC double doors.

DINING ROOM

13' 0" x 10' 0" (3.96m x 3.05m), with UPVC window to the front elevation, double radiator and coving to ceiling.

KITCHEN

12' 5" x 9' 9" (3.78m x 2.97m), fitted wall and base units with work surfaces over, plumbing for dishwasher, fitted double oven and hob with extractor hood, 1½ bowl sink unit and drainer, part tiled surround and UPVC window to the rear elevation.

UTILITY ROOM

9' 9" x 5' 4" (2.97m x 1.63m), fitted wall and base cupboards, plumbing for washing machine, radiator, sink unit and drainer and UPVC rear entrance door.

INNER HALLWAY

With three UPVC windows, access to the roof void, two double radiators, airing cupboard housing the hot water cylinder and two built-in storage cupboards.



BEDROOM

14' 1" x 13' 8" (4.29m x 4.17m), with UPVC window to the side elevation, UPVC side entrance door, double radiator, coving to ceiling and fitted wardrobes.



EN-SUITE

10' 5" x 6' 2" (3.18m x 1.88m), with suite to comprise of fitted shower cubicle, WC and wash hand basin, coving, extractor fan, double radiator and UPVC window to the side elevation.

BEDROOM

14' 6" x 12' 8" (4.42m x 3.86m), with UPVC window to the side elevation, radiator, coving to ceiling and walk-in wardrobe with fitted shelving and hanging rails.

BEDROOM

14' 6" x 9' 7" (4.42m x 2.92m), with UPVC window to the side elevation, radiator and built-in double wardrobe/cupboard.



BATHROOM

10' 4" x 8' 0" (3.15m x 2.44m), with suite to comprise of corner bath, fitted shower cubicle, WC and wash hand basin, towel rail, coving, tiled walls and UPVC window to the side elevation.

DOUBLE GARAGE

21' 5" x 20' 4" (6.53m x 6.2m), with electric roller door, lighting, power, Worcester central heating boiler and UPVC window to the side elevation.



OUTSIDE

The property is situated on an extensive mature plot within the pleasant rural village location. To the front of the property there is an extensive lawned garden with a wide variety of mature trees, shrubs and hedging. There is a blocked paved driveway providing off road parking for numerous vehicles and access to the double garage. To the rear of the property there is a courtyard area with paved and gravelled areas, leading to a further garden area which is lawned with a wide variety of mature shrubs and trees.

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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 service they can offer. Should you decide to use the Conveyancing Service then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water 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 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey/MR RICS.

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

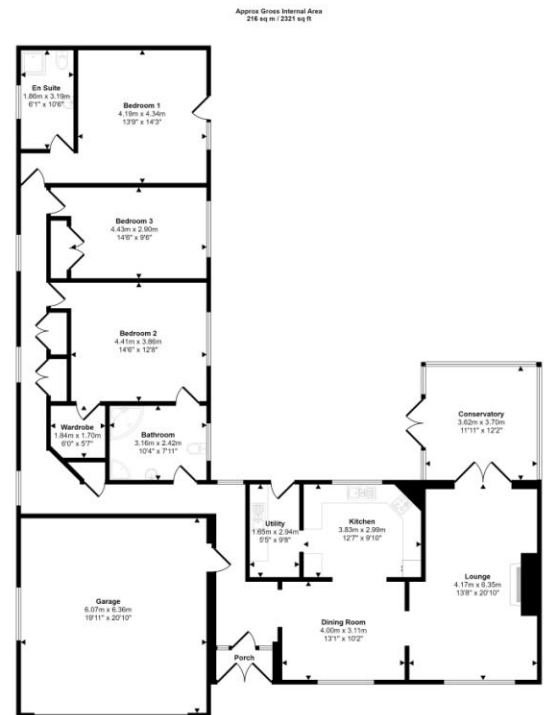
1. None of the services or equipment has been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 as accurate as possible, however they for themselves and the vendors (Lessors) for whom they act as Agents given in the contract:

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



This description is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Copies of these with an electronic signature are representative only and may not look like the real items. Made with Make Strategy 360.

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.

