



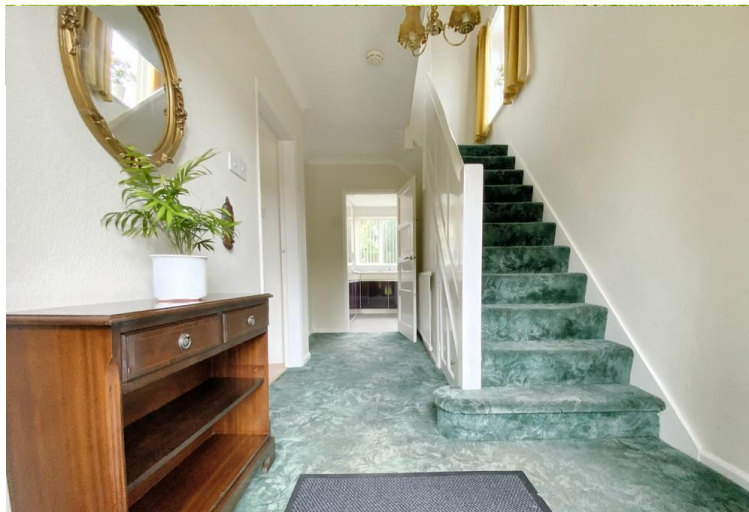
100 Brant Road

Lincoln, LN5 8SH

£279,950

A beautiful example of a well-presented three bedroom detached bay-fronted family home, positioned in this popular location on Brant Road. The property sits on a larger than average plot with extensive gardens to the front, side and rear. The internal accommodation comprises of Inner Hallway, Lounge, Dining Room, Kitchen, WC, Covered Side Entrance/Lobby, Utility Room and a First Floor Landing leading to three Bedrooms, Bathroom and a Separate WC. Outside there is a driveway providing gated off-street parking, garage and a summer house/shed to the rear of the property. The property further benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D

COUNCIL TAX BAND — B

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

ENTRANCE HALL

With stairs rising to the First Floor and doors to the Dining Room, Lounge and Kitchen.

LOUNGE

10' 7" x 19' 9" (3.23m x 6.02m) With UPVC sliding doors to the rear garden, gas fire with brick surround, tiled hearth and full-length radiator.

DINING ROOM

11' 10" x 13' 8" (3.61m x 4.18m) With walk-in double glazed bay window to the front aspect, curved radiator and space for dining table.

KITCHEN

8' 2" x 8' 10" (2.50m x 2.70m) With UPVC window overlooking the rear garden, fitted with a range of base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap, integral electric oven and hob, wall-mounted cupboards with complementary tiling below, space for a fridge and doors to the Rear Entrance and WC.

WC

With WC and wash hand basin.

COVERED REAR ENTRANCE/LOBBY

With doors leading to the integral garage and Utility Room.

UTILITY ROOM

3' 4" x 7' 5" (1.04m x 2.28m) With spaces for a washing machine and tumble dryer, fitted wall-mounted cupboard and housing the gas-fired central heating boiler.

FIRST FLOOR LANDING

With window to the side aspect and doors leading to three Bedrooms and Bathroom.

BEDROOM 1

10' 8" x 13' 11" (3.27m x 4.25m) With double glazed bay window to the front aspect, fitted cupboard and radiator.

BEDROOM 2

10' 8" x 14' 2" (3.27m x 4.33m) With UPVC window overlooking the rear garden, radiator and a range of fitted wardrobes.

BEDROOM 3

7' 10" x 7' 0" (2.39m x 2.15m) With UPVC window to the front aspect and radiator.

BATHROOM

7' 11" x 5' 11" (2.42m x 1.82m) With UPVC window to the rear aspect, suite to comprise of bath with shower over, wash hand basin, airing cupboard housing the hot water tank, tiled walls and radiator.

SEPERATE WC

With window to the side aspect and WC.





OUTSIDE

To the front of the property there is an extensive lawned garden, flowerbeds and a driveway providing gated off-street parking. To the side of the property there is a lawned area with flowerbeds and a gated archway leading to the rear garden. The rear garden is mainly set to lawn with a range of mature shrubs, trees and flowerbeds and a path leading through a small spinney of trees to a summer house/shed at the rear of the property.

GARAGE

8' 1" x 14' 4" (2.47m x 4.37m) With electric roller door to the front aspect, power and lighting.

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 REFERRAL TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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. Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services 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 550088 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 work out the costs of financing your purchase.

NOTE

1. None of these 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 are for the information of the vendors (Lessors) for whom they act as Agents given notice that:

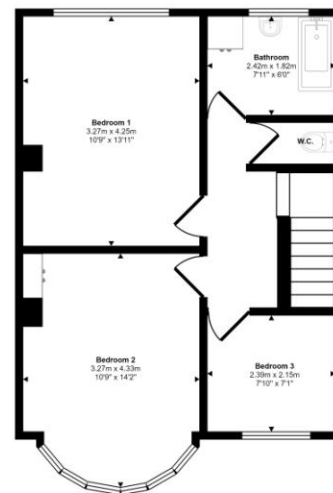
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
117 sq m / 1262 sq ft



Ground Floor
Approx 70 sq m / 754 sq ft



First Floor
Approx 47 sq m / 507 sq ft

This floorplan 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 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 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.

