



## 6 Osborne Close

Lincoln, LN1 3JT

**£220,000**

A well-presented two bedroom semi-detached bungalow positioned in this popular Uphill location, just off Mount Street on Osborne Close. The property has been well-maintained and greatly improved to offer internal accommodation comprising of Inner Hallway, Lounge, modern fitted Kitchen with a range of fitted Neff appliances, luxury Family Bathroom, two well-appointed Bedrooms and a Conservatory with views and access to the enclosed rear garden. To the side of the property there is a driveway providing off-street parking and giving vehicular access to the garage. There are gardens to the front and rear.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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.



**INNER HALLWAY** With UPVC door to the side aspect, doors to Bathroom, Lounge and two Bedrooms and radiator.

**LOUNGE** 14' 2" x 10' 2" (4.34m x 3.12m), with UPVC window to the front aspect, two radiators, fireplace and archway to the Kitchen.

**KITCHEN** 6' 7" x 7' 6" (2.01m x 2.31m), with UPVC window to the front aspect, tiled flooring, underfloor heating, fitted with a range of base units and drawers with work surfaces over, Neff appliances to include microwave, automatic washing machine, dishwasher, oven with induction hob and extraction above, fridge and freezer, wall-mounted cupboards with complementary splashbacks and a range of LED lighting.



**BATHROOM** 6' 7" x 7' 6" (2.03m x 2.31m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, vanity cupboard, white towel radiator and airing cupboard housing the gas central heating boiler.

**BEDROOM 1** 9' 9" x 10' 2" (2.99m x 3.12m), with UPVC window and radiator.

**BEDROOM 2** 6' 9" x 7' 2" (2.08m x 2.19m), with UPVC double doors to the Conservatory and radiator.

**CONSERVATORY** 7' 8" x 15' 0" (2.36m x 4.58m), with UPVC windows and double doors to the rear garden, radiator and spaces for a dining table and sofa.



**OUTSIDE** To the front of the property there are flowerbeds and mature shrubs and trees. To the side there is a driveway providing parking for vehicles and giving vehicular access to the garage. To the rear of the property there is a paved seating area and raised flowerbeds.

**GARAGE** 16' 11" x 8' 1" (5.18m x 2.47m), with electric door to the front aspect, door to the side 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](http://mundys.net)

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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 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.

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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**

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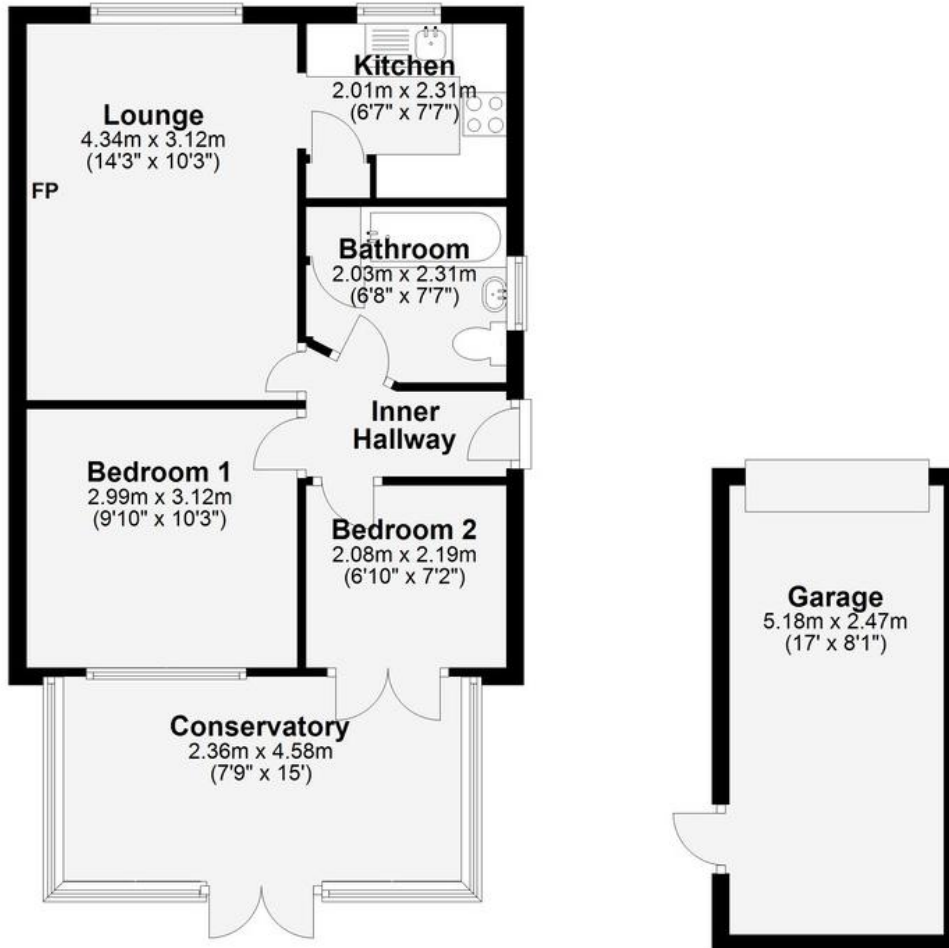
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## Ground Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

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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.

