



## 7 Greyling Close

Lincoln, LN1 3RU

**£135,000**

A two bedroomed semi-detached house situated to the north of Lincoln, just off Queen Elizabeth Road. The internal accommodation briefly comprises of Entrance Hall, Lounge Diner, Kitchen and First Floor Landing leading to two Bedrooms and Shower Room. Outside there is a driveway providing off road parking and gardens to both the front and rear. The property does require refurbishment and is being sold with No Onward Chain.





## Greyling Close, Lincoln, LN1 3RU

### SERVICES

All mains services available. Gas central heating. No Radiator in Bedroom 2.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A

**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 main entrance door, double glazed window to the side elevation and double radiator.

#### LOUNGE/DINER

19' 11" x 10' 11" max (6.07m x 3.33m), with double glazed windows to the front and rear elevations, double radiator, gas fire and surround.

#### KITCHEN

9' 5" x 7' 5" (2.87m x 2.26m), with fitted wall and base units, single radiator, gas central heating boiler, further built-in cupboard, part tiled surround and double glazed window to the rear elevation.

#### FIRST FLOOR LANDING

With double glazed window to the side elevation.

#### BEDROOM

14' 1" max into wardrobes 12' min x 8' 11" (4.29m x 2.72m), with double glazed window to the front elevation, built-in storage cupboard and fitted wardrobes.

#### BEDROOM

10' 8" x 9' 5" (3.25m x 2.87m), with double glazed window to the rear elevation and built-in storage/airing cupboard. (No Radiator in bedroom 2).

#### SHOWER ROOM

With shower area, WC, wash hand basin, tiled walls, extractor fan, towel radiator and two double glazed windows to the rear elevation.

#### OUTSIDE

There are lawned gardens to both the front and rear with a variety of flowerbeds and borders. There is also a driveway providing off road parking to the front and two outside stores to the rear.

#### 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)

#### 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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Site & Beteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison 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 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 Finance Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance 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 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 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

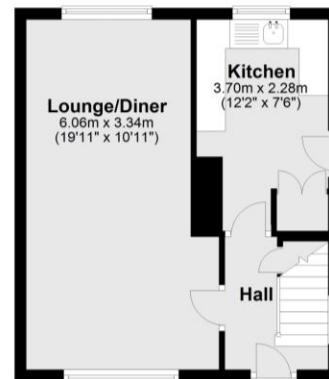
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their eyes and the vendors (Lessors) for whom they act as Agents give notice that:

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 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.

#### Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



#### First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

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.



[www.mundys.net](http://www.mundys.net)