



10 Auden Close

Lincoln, LN2 4BS



Book a Viewing!

£525,000

A fantastic opportunity to purchase this spacious detached bungalow in a prime cul de sac location just off Lee Road within the Uphill Area of Lincoln and within walking distance for most into the Bailgate and historic Cathedral Quarter. Internally the property is well-presented and offers living accommodation to briefly comprise of Entrance Hall, Inner Hallway, Lounge, Dining Room, Kitchen, three Bedrooms, Bathroom and an additional Shower Room. The property sits on a generous sized plot with a garden to the front, a driveway to the side providing ample off road parking and access to the detached double garage and a further garden to the rear. Viewing of the property is recommended and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas warm air central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

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 timber external door and window and access the inner hallway.



INNER HALLWAY

With storage cupboard and an airing cupboard housing the hot water cylinder.

LOUNGE

19' 2" x 17' 7" (5.84m x 5.36m), with timber window, double glazed sliding doors, feature fireplace and warm air duct.

DINING ROOM

13' 10" x 10' 2" (4.22m x 3.1m), with sliding doors into the conservatory and warm air ducts.

KITCHEN

13' 8" x 10' 4" (4.17m x 3.15m), with timber window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, integral oven, integral microwave, four ring ceramic hob with extractor fan over, composite sink unit and drainer, spotlighting, warm air ducts, storage cupboard and a cupboard space housing the warm air central heating boiler.

CONSERVATORY

14' 5" x 13' 7" (4.39m x 4.14m), with UPVC double glazed windows and double doors, tiled flooring, lighting and power points.

BEDROOM 1

13' 9" x 12' 11" (4.19m x 3.94m), with timber window, a range of fitted wardrobes, drawers and bedside tables and warm air ducts.

BEDROOM 2

13' 9" x 10' 4" (4.19m x 3.15m), with timber window, built-in wardrobe and warm air ducts.

BEDROOM 3

9' 4" x 8' 8" (2.84m x 2.64m), with timber window, fitted wardrobes and warm air ducts.

BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m), with timber window, tiled flooring, partly tiled walls, low level WC, wash hand basin, bath and warm air duct.

SHOWER ROOM

5' 6" x 4' 11" (1.68m x 1.5m), with timber window, tiled flooring, partly tiled walls, low level WC, wash hand basin with cupboard space below, walk-in shower cubicle and warm air duct.

OUTSIDE

To the front of the property there are decorative gravelled gardens with a range of mature plants and shrubs. There is a driveway to the side providing ample off road parking and giving access to the detached double garage. To the rear of the property there is a lawned garden with decorative gravelled surrounds and a wide variety of mature plants and shrubs.





WEBSITE

Our detailed website show 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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

Coverings 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 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 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

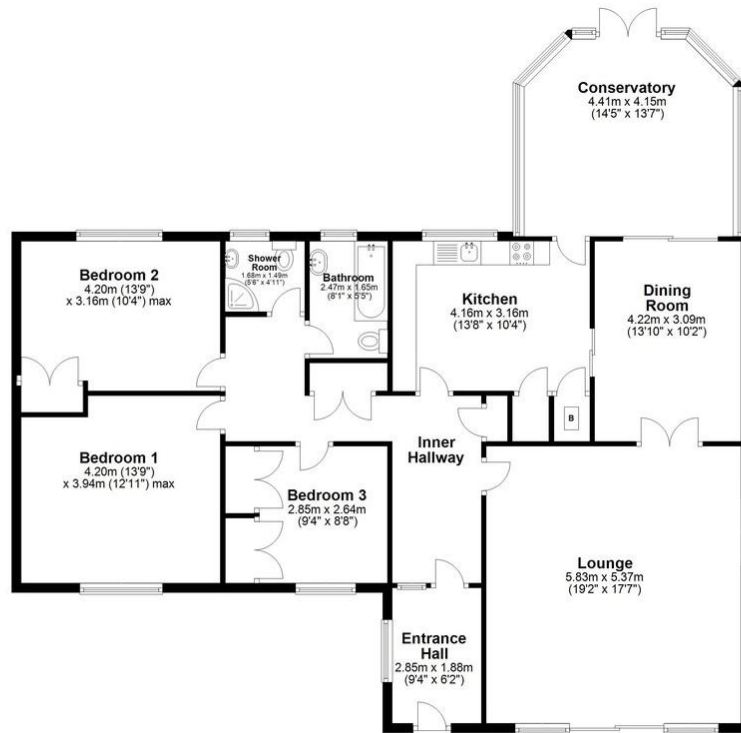
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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:

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 whatever in relation to this property.
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Total area: approx. 148.4 sq. metres (1597.3 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 PlanItUp.

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 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.

