



3 Millbeck Drive

Lincoln, LN2 4UN



Book a Viewing!

£319,950

A larger than average two bedroomed detached bungalow situated in this popular area on Millbeck Drive, close to Waitrose Supermarket. The property has been greatly improved by the current owners and offers internal accommodation to comprise of Entrance Porch, Inner Hallway, bay fronted Lounge, Dining Room, newly fitted modern Kitchen, two well-appointed Bedrooms with a range of fitted wardrobes, luxury newly fitted Shower Room, Utility Room and a Large Conservatory. There is the added benefit of an Integral Garage with electric door. Outside there is an extensive block paved driveway to the front and to there rear there is a paved seating area, lawned garden, flowerbeds, mature shrubs and trees.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District 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

PORCH

With UPVC window and door to the front aspect, UPVC window and door to the inner hallway, wall lights and exposed brick walls.

HALL

With doors to the WC, bathroom, two bedrooms and kitchen, glass panel door to the lounge, radiator and access to the roof void.

BEDROOM 1

11' 3" x 10' 11" (3.43m x 3.33m), with UPVC bay window to the front aspect, radiator and fitted wardrobes.

BEDROOM 2

9' 10" x 9' 1" (3.02m x 2.77m), with UPVC window to the rear aspect, radiator and fitted wardrobes.

WC

With UPVC window to the front aspect, WC, wash hand basin and radiator.

SHOWER ROOM

9' 10" x 6' 0" (3.02m x 1.83m), with UPVC window to the rear aspect, tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin with vanity cupboard, chrome towel radiator and LED spotlights to the ceiling.

KITCHEN

10' 11" x 8' 5" (3.35m x 2.59m), with UPVC window and door to the conservatory, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral four ring electric hob with extraction above, integral oven, integral dishwasher, space for a fridge freezer, wall mounted cupboards with complementary splashbacks, radiator and LED spotlights.

LOUNGE

16' 2" x 13' 10" (4.93m x 4.22m), with UPVC window to the front aspect, radiator, electric fire with marble hearth and wooden surround and archway to the dining room.

DINING ROOM

10' 11" x 8' 11" (3.35m x 2.72m), with sliding doors to the conservatory and radiator.

CONSERVATORY

16' 8" x 10' 0" (5.10m x 3.07m), with UPVC windows and sliding doors to the rear garden, tiled flooring, radiator, power and lighting.

UTILITY ROOM

8' 3" x 8' 0" (2.54m x 2.46m), with UPVC window and door to the rear aspect, fitted base units with work surfaces over, stainless steel sink unit and drainer, space for a washing machine, fitted cupboards and door to the garage.





OUTSIDE

To the rear of the property there is a paved seating area, Astro-turf lawned garden, flowerbeds and mature shrubs and trees. To the side of the property there is gated access to the rear. To the front of the property there is a block paved driveway providing off road parking and giving access to the garage.

GARAGE

17' 3" x 8' 0" (5.26m x 2.46 m), with electric up and over 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 REFER YOU TO

Sills & 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 Callum 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

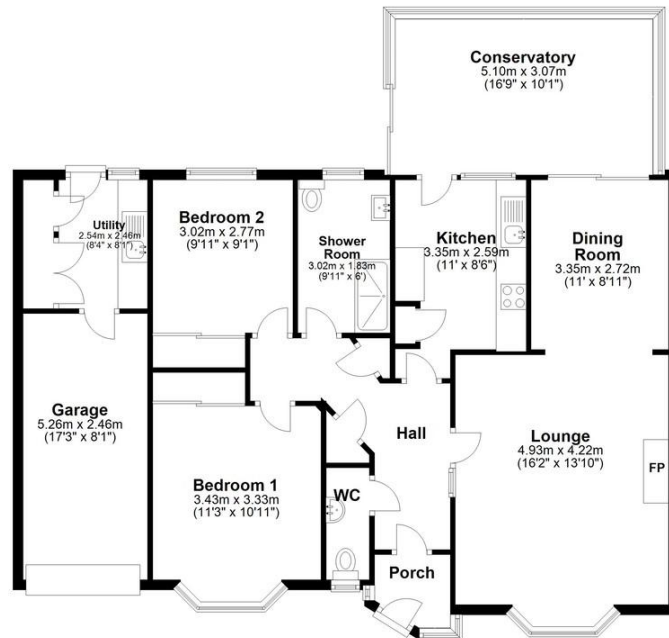
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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Ground Floor

Approx. 120.6 sq. metres (1298.0 sq. feet)



Total area: approx. 120.6 sq. metres (1298.0 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

22 Queen Street
Market Rasen
LN8 3EH

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