



7 Arnhem Close

Lincoln, LN1 3WB



Book a Viewing!

£235,000

A spacious 2 bedroom detached bungalow located within the Uphill Area of the Cathedral City of Lincoln. The bungalow has well-presented internal accommodation to briefly comprise of Porch, Lounge, modern Kitchen Diner, Inner Hallway, two double Bedrooms, master with En-Suite WC and Wet Room. Outside is a front garden, a side driveway, a larger than average garage and low maintenance landscaped rear garden. Viewing is highly recommend. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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.



PORCH

LOUNGE

16' 7" x 11' 10" (5.07m x 3.61m) With double glazed window to the front aspect, electric fire set within a feature fireplace and radiator.

KITCHEN DINER

15' 5" x 11' 2" (4.72m x 3.42m) Fitted with with a range of wall and base units with work surfaces over, Neff electric oven, spaces for washing machine and fridge freezer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, wall mounted gas fired central heating boiler, two radiators, double glazed window to the rear aspect, door to the garden and side entrance door.

INNER HALLWAY

With loft access point.

BEDROOM 1

12' 2" x 11' 7" (3.73m x 3.54m) With double glazed window to the rear aspect, double built in wardrobe and two radiators.

EN-SUITE WC

With close coupled WC and wall mounted wash hand basin, tiled splashbacks and flooring.



BEDROOM 2

10' 6" x 10' 5" (3.22m x 3.19m) With double glazed window to the front aspect, built in desk and radiator.

WET ROOM

6' 4" x 5' 8" (1.94m x 1.73m) With wet room shower, close coupled WC and wall mounted wash hand basin, chrome towel radiator, part tiled walls and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a lawned garden set behind privacy hedging. There is a driveway to the side of the property providing off street parking for multiple vehicles and access to the garage. The garage has up and over door, side personal door, light and power. To the rear there is an enclosed garden, paved for ease of maintenance with raised flower beds.



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 Calum Lyman 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 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 thoroughly checked.

GENERAL

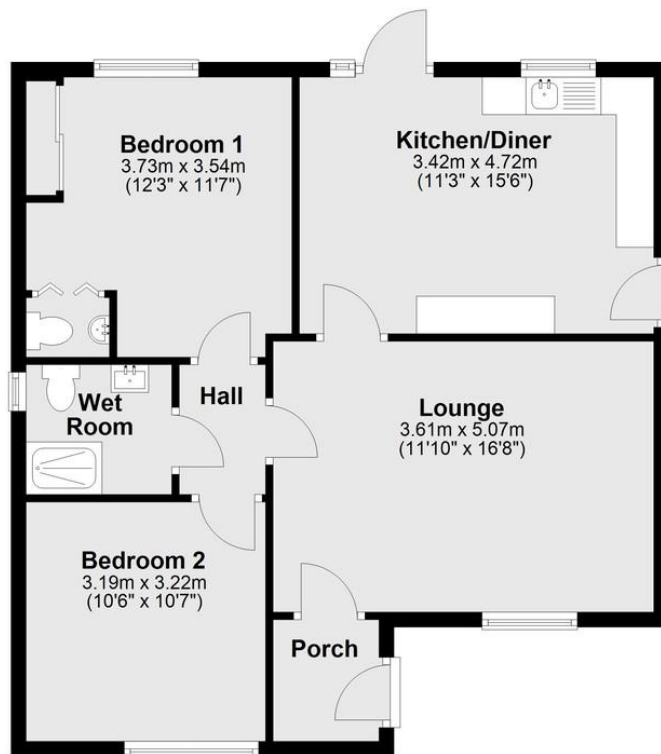
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



Total area: approx. 67.8 sq. metres (730.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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.

