



17 Carral Close

Lincoln, LN5 9BD



Book a Viewing!

£210,000

Located in this popular residential location just off Brant Road to the South of the Cathedral City of Lincoln, this well presented two bedroom detached bungalow with spacious accommodation comprising of Hall, Lounge, Kitchen Diner, Conservatory, Inner Hall, two Bedrooms and Bathroom. Outside there is a low maintenance front garden, side driveway, single Garage and low maintenance enclosed rear garden. Viewing of this property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.





HALL

LOUNGE

18' 0" x 11' 11" (5.49m x 3.65m) With two double glazed windows to the front and side aspects, gas fire inset within a feature fireplace and two radiators.

KITCHEN/DINER

17' 5" x 10' 4" (5.31m x 3.17m) Fitted with a range of wall and base units with work surfaces over, eye level electric oven, gas hob with extractor fan over, spaces for fridge freezer and washing machine, stainless steel 1½ bowl sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, radiator and double glazed windows to the front and side aspects.

INNER HALLWAY

BEDROOM 1

9' 0" x 11' 11" (2.75m x 3.64m) With double glazed window to the rear aspect, two double wardrobes and fitted drawers and radiator.

BEDROOM 2

11' 10" x 8' 11" (3.63m x 2.72m) With double glazed sliding doors to the conservatory, fitted wardrobes and radiator.



CONSERVATORY

With double glazed sliding doors to the garden.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, part tiled walls, airing cupboard, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden behind low level wall with a driveway to the side providing off street parking for multiple vehicles and access to the single garage. The garage has up and over door to the front aspect, personal doors to the front and side aspects, double glazed window to the side and light and power. The rear garden is low maintenance with block paving, gravelled area and raised decked seating area.



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

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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 then we will receive a referral fee of up to £125.

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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

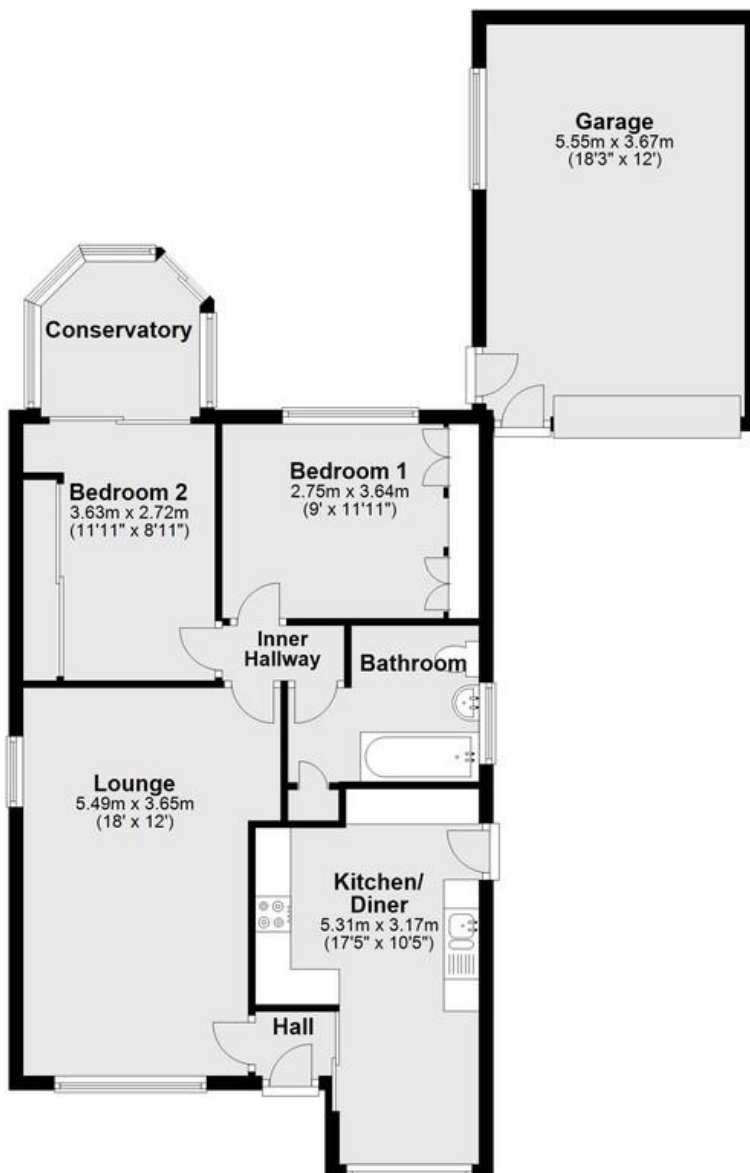
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.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

Approx. 87.1 sq. metres (938.0 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 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 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.

