



31 Dunmore Close

Lincoln, LN5 8TN

£230,000

A well-presented two bedroomed detached bungalow positioned in this popular location just off Brant Road, to the south of Lincoln. The property has internal accommodation to comprise of modern fitted Kitchen Diner, Lounge, two well-appointed Bedrooms with fitted wardrobes and a Bathroom. Outside there is a garden to the front and a driveway to the side providing off road parking and access to the detached Single Garage. To the rear of the property there is a lawned garden and paved seating areas. The property is being sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Brant Road, turn right onto Calder Road and then turn left onto Dunmore Close where the property can be located on the left hand side.

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

KITCHEN DINER

14' 6" x 8' 5" (4.43m x 2.57m), with UPVC door to the side aspect, UPVC window to the front aspect, fitted with a range of base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap, integral oven, four ring electric hob with extraction above, spaces for dishwasher and fridge freezer and wall mounted cupboards with complementary splashbacks.

LOUNGE

18' 0" x 9' 11" (5.50m x 3.03m), with UPVC bow window to the front aspect, radiator and UPVC door to the side aspect.

BATHROOM

6' 1" x 6' 3" (1.86m x 1.93m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring and chrome towel radiator.

BEDROOM 1

12' 5" x 10' 2" (3.80m x 3.11m), with UPVC double doors to the rear garden and fitted wardrobes.

BEDROOM 2

8' 11" x 8' 9" (2.73m x 2.68m), with UPVC window to the rear aspect, radiator and fitted wardrobe.

OUTSIDE

To the front of the property there is a decorative gravelled area and a blocked paved driveway to the side providing off road parking and giving access to the Single Garage. To the rear of the property there is a lawned garden with raised beds, path and paved seating areas.



GARAGE

16' 2" x 8' 0" (4.95m x 2.46m), with up and over door to the front aspect, UPVC window and door to the side aspect.



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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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 Walter 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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GETTING A MORTGAGE

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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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Ground Floor



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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.