



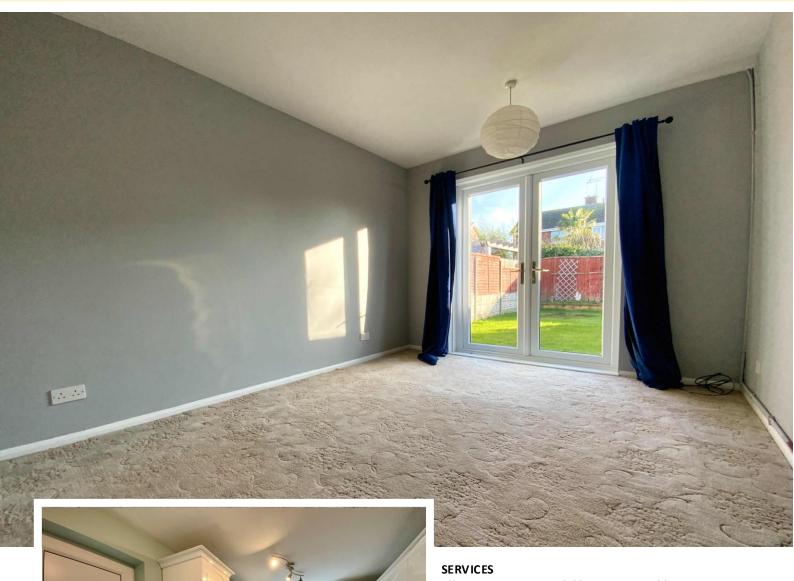
31 Dunmore Close

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.

31 Dunmore Close, Lincoln, LN5 8TN



All mains services available. Gas central heating.

EPC RATING — C

COUNCIL TAX BAN D – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.



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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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 referra I fee of up to £125.

Claverings 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 Financia I Services who will be able to offer a range of financial service products. Should you decide to Mundys Financia I Services we will receive a commission from them of £250 and in add ition, the individual men

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GETTING A MORTGAGE

I do be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

None of the services or equ ipment have been checked or tested.
All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

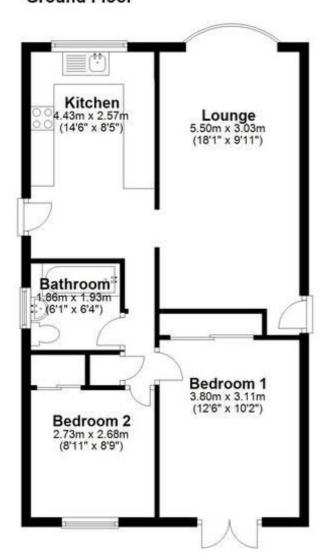
GENERAL

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- The details are a gene ral out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor





For Illustration purposes only. Plan produced using PlanUp.

www.mundys.net residential@mundys.net 01522 510044 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 .

