



28 Burghley Road

Lincoln, LN6 7YE



Book a Viewing!

£325,000

Situated in this desirable residential area to the South of the Cathedral City of Lincoln, a spacious three bedroom detached bungalow with well-presented accommodation comprising of Hall, Lounge, Dining Room, Kitchen, Utility Room, Inner Hallway, three Bed rooms with En-Suite Shower Room to the Master Bedroom and Family Bathroom. The property has gardens to the front and rear, a driveway for off-street parking and a single garage. Viewing of this property is highly recommended. NO CHAIN





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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

17' 11" x 11' 10" (5.48m x 3.63m) With two double glazed windows to the front aspect, electric fire set within a feature fireplace and three radiators.

DINING ROOM

13' 9" x 10' 6" (4.21m x 3.22m) With double glazed French doors to the rear garden and radiator.

KITCHEN

11' 10" x 9' 10" (3.61m x 3.02m) Fitted with a range of wall and base units with work surfaces over, spaces for cooker, fridge freezer and dishwasher, stainless steel sink with side drainer and mixer tap over, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

UTILITY ROOM

Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, space for washing machine, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator, internal door to the garage, double glazed window and door to the rear garden.

INNER HALLWAY

With airing cupboard.

BEDROOM 1

11' 11" x 11' 0" (3.64m x 3.36m) With two double glazed windows to the front aspect, range of fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

11' 2" x 9' 10" (3.41m x 3.02m) With double glazed window to the rear aspect, range of fitted wardrobes and radiator.

BEDROOM 3

11' 9" x 8' 3" (3.59m x 2.54m) With double glazed window to the front aspect and radiator.





BATHROOM

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

OUTSIDE

To the front of the property there is a lawned garden. There is a driveway providing off-street parking for multiple vehicles and access to the garage. The garage has up and over door to the front, internal door to the Utility Room, light and power. To the rear of the property there is a landscaped garden with areas of patio, lawned area and mature shrubs.

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 & Bettridge, Ringrose Law LLP, Button and Co, Bridge, McFarland, Dale & Co, Birt & Co and Gillon 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.

CHW, J Walter and Callum 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.

Cleanings 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 generate it for 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 AN 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

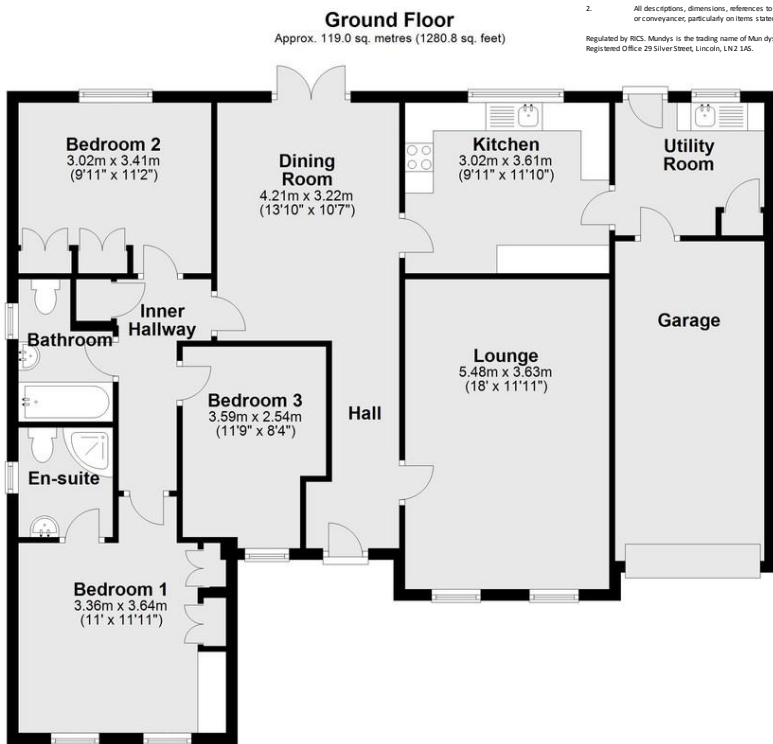
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys make every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessons) 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 whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 119.0 sq. metres (1280.8 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.

