



1 Langdale Close

Lincoln, LN2 4UP



Book a Viewing!

£270,000

An immaculately presented, completely refurbished, two bedroomed detached bungalow positioned in this popular Uphill location just off Nettleham Road. The property has internal accommodation to comprise of Entrance Porch, Lounge, modern fitted Dining Kitchen, luxury Family Bathroom and two well-appointed Bedrooms with fitted wardrobes. Outside there is ample off road parking to the front and a driveway to the side providing further off road parking and gives access to the Garage. To the rear of the property there is are paved seating areas and a lawned garden. Viewing of the property is highly recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District 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.





ACCOMMODATION

PORCH

With UPVC door to the front aspect, door to the lounge and radiator.

LOUNGE

15' 10" x 13' 2" (4.83m x 4.03m) With walk-in UPVC window to the front aspect, radiator, feature fireplace, door to the inner hallway and archway to the kitchen.

KITCHEN

9' 8" x 17' 1" (2.97m x 5.22m) With UPVC window and double doors to the rear aspect, UPVC door to the side aspect, wooden laminate flooring, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, wall mounted cupboards, concealed gas central heating boiler, integral fridge freezer, double oven and grill, four ring electric hob with extraction above, integral dishwasher and feature lighting.

INNER HALLWAY

With doors to the bathroom and two bedrooms and an airing cupboard housing the hot water tank and shelving.

BEDROOM 1

10' 0" x 12' 9" (3.06m x 3.91m) With UPVC window to the front aspect, radiator and fitted wardrobes.

BEDROOM 2

8' 4" x 8' 8" (2.56m x 2.66m) With UPVC window to the rear aspect, radiator and fitted wardrobes.

BATHROOM

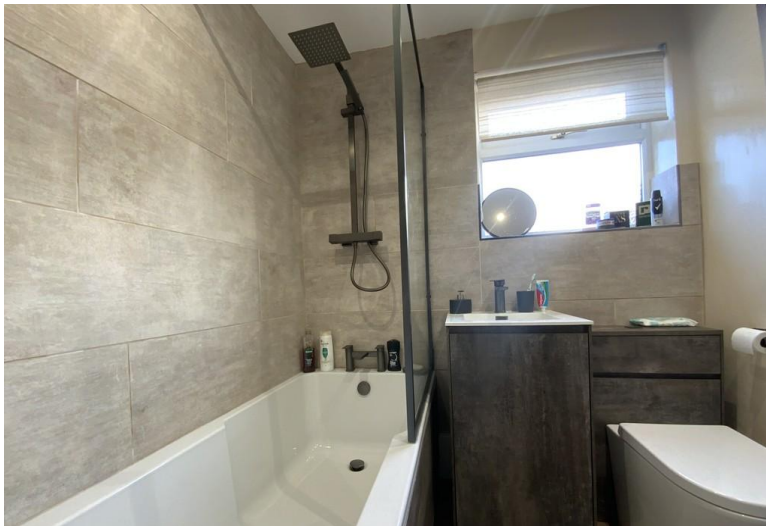
6' 5" x 5' 6" (1.97m x 1.68m) With UPVC window to the side aspect, vinyl flooring, suite to comprise of bath with shower over, WC and wash hand basin, tiled walls and a towel radiator.

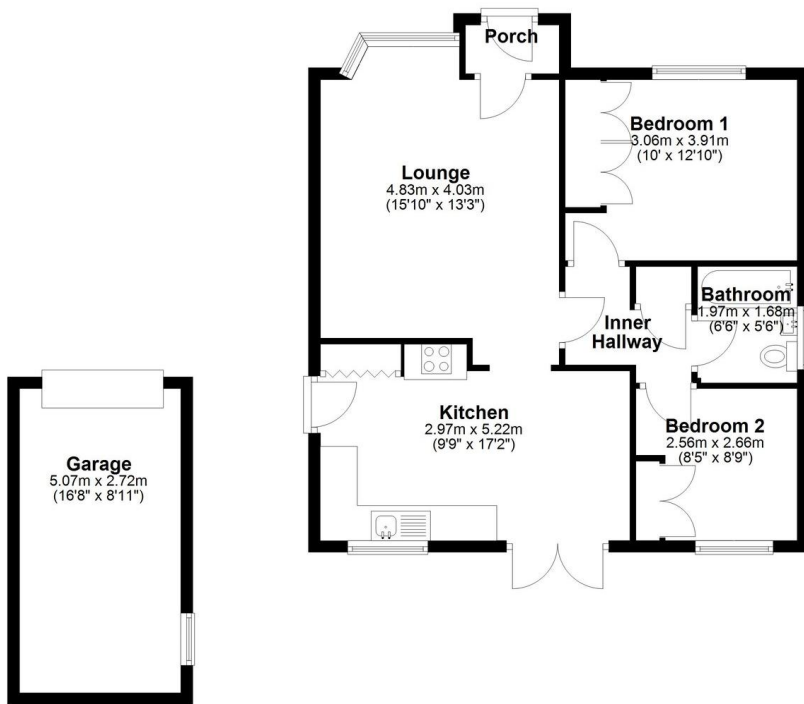
OUTSIDE

To the front of the property there is hardstanding providing ample off road parking for many vehicles and access to the single garage. To the rear of the property there is a lawned garden, a range of paved seating areas and a shed.

GARAGE

16' 7" x 8' 11" (5.07m x 2.72m) With up and over door to the front aspect, power, lighting and window to the side.





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Plan produced using PlanUp.

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 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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