



## 14 St. Claires Court

Lincoln, LN6 0QT



Book a Viewing!

**£120,000**

**NO ONWARD CHAIN** - An over 55s retirement bungalow located in this popular residential area just off the Birchwood Shopping Centre, adjacent to St. Clare's Care Home. The property has independent living and has accommodation to briefly comprise of Inner Hallway, Shower Room, Lounge, Kitchen, Conservatory and Bedroom. The property benefits from having UPVC double glazing and electric heating. Outside there is a private garden and shed. The main communal gardens are controlled by the site and have well-maintained flowerbeds, shrubs and trees.





#### **SERVICES**

Mains electricity, water and drainage.  
Electric storage heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

Annual Service Charge Amount – Currently £187 per calendar month, but will be increasing to £193 per calendar month as of 1st April 2025.

All figures should be checked with the vendor and Solicitors prior to Exchange of Contracts and completion of the sale.

**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

### INNER HALLWAY

With door to the front aspect, doors to the lounge and shower room and access to the cupboard.



### LOUNGE

12' 1" x 13' 9" (3.68m x 4.19m) With UPVC window to the front aspect, electric fire with marble hearth and wooden surround, electric heater, glass panelled door to the bedroom and a window and door to the kitchen.

### KITCHEN

12' 1" x 5' 9" (3.68m x 1.75m) With double glazed wooden door to the conservatory, UPVC window to the rear aspect, vinyl floor covering, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for a washing machine and cooker, wall mounted cupboards with complementary splashbacks, extractor fan and space for a fridge freezer.



### CONSERVATORY

7' 3" x 8' 6" (2.21m x 2.59m) With UPVC windows and door to the rear garden.

### BEDROOM

9' 11" x 11' 8" (3.02m x 3.56m) With UPVC window to the rear aspect, fitted wardrobes and electric heater.

### SHOWER ROOM

5' 9" x 7' 9" (1.75m x 2.36m) With UPVC window to the front aspect, tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin and an electric heater.

### OUTSIDE

There are communal gardens to the front of the property. To the rear of the property there is a lawned garden with flowerbeds and a shed (with power and light).





#### 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](http://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 & 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

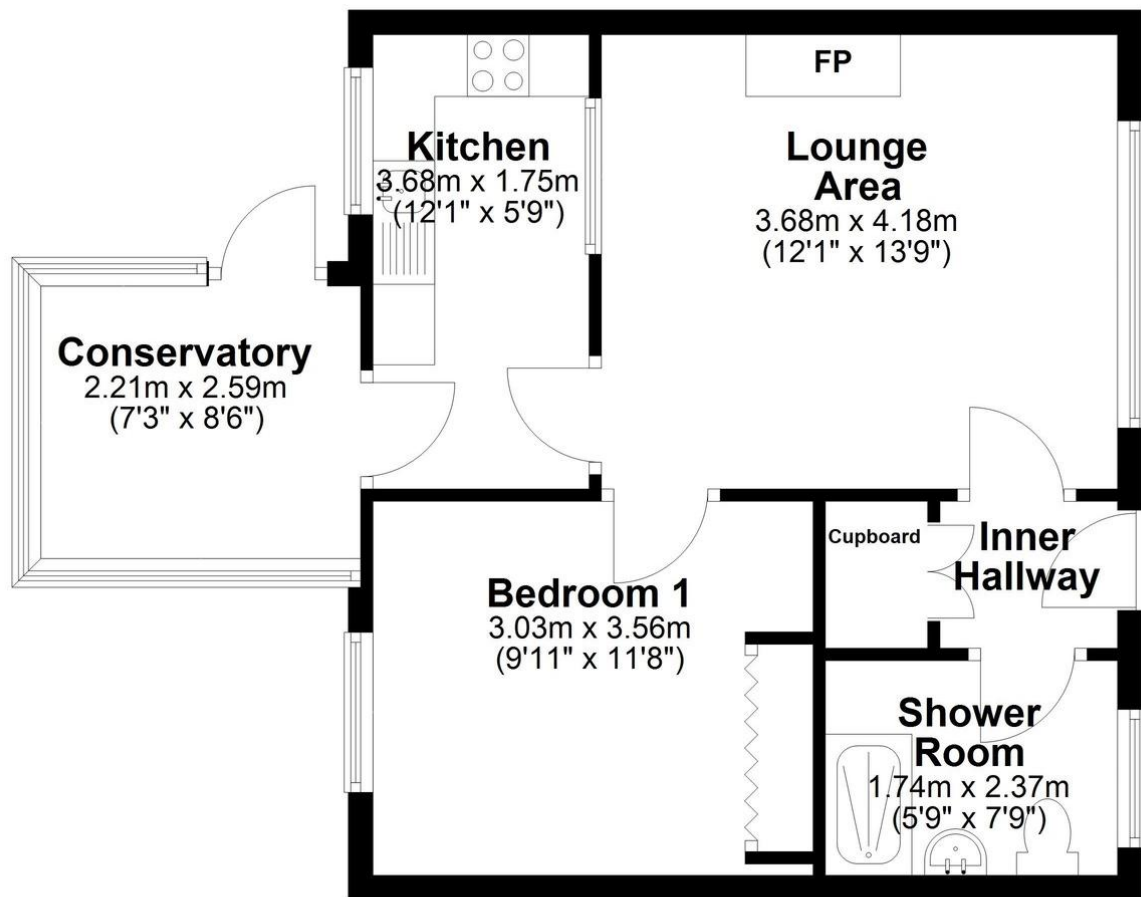
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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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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.

