



**24 Neile Close**

Lincoln, LN2 4RT



Book a Viewing!

**£180,000**

A two bedroom semi detached bungalow situated in the residential area of Glebe Park, just to the North of the Cathedral City of Lincoln. With well-presented internal accommodation to briefly comprise of an Entrance Hall, Kitchen, Side Porch, Lounge, Inner Hall, Two Bedrooms, Shower Room and a Lean-to. Outside there are lawned gardens to the front and rear. There is a separate hardstanding driveway providing off road parking. Viewing is highly recommended.





#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – D**

#### **COUNCIL TAX BAND – B.**

**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.



## ACCOMMODATION

### ENTRANCE HALL

With storage cupboard.

### KITCHEN

8' 11" x 8' 0" (2.73m x 2.46m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob, spaces for washing machine and fridge freezer, stainless steel 1½ bowl sink with side drainer and mixer tap over and window and door to the side aspect.

### SIDE PORCH

With sliding doors to the front and rear.

### LOUNGE DINER

17' 2" x 9' 10" (5.24m x 3.00m) With double glazed bow window to the front aspect, wall mounted gas fire and radiator.

### INNER HALLWAY

With airing cupboard housing the gas fired central heating boiler.

### BEDROOM 1

11' 10" x 9' 10" (3.63m x 3.00m) With window to the rear aspect, fitted wardrobe and radiator.

### BEDROOM 2

8' 10" x 8' 0" (2.70m x 2.46m) With double glazed sliding doors to the rear aspect and radiator.

### SHOWER ROOM

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

### LEAN-TO

14' 1" x 8' 2" (4.31m x 2.50m) With sliding doors to the rear garden and radiator.

### OUTSIDE

To the front of the property there is a lawned garden. To the rear there is an enclosed rear garden laid mainly to lawn with a patio seating area, two sheds and greenhouse. There is a separate driveway providing off road parking (see plan).







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Sills & Butteridge, 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 the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

**CW, J. Water and Calum Lyman** 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.

**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 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.

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**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**  
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## Ground Floor

Approx. 68.1 sq. metres (733.4 sq. feet)



Total area: approx. 68.1 sq. metres (733.4 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 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.

