



## 12a Gynewell Grove

Lincoln, LN2 4QL



Book a Viewing!

**£325,000**

An excellent modern Detached Bungalow situated in a pleasant position and located to the north of Lincoln City Centre. The spacious living accommodation briefly comprises of Main Entrance Hall, Impressive Open Plan Kitchen Dining and Living Area, Utility Room, three spacious Bedrooms, En-suite to the principle Bedroom and a Family Bathroom. Outside there is a large block paved driveway providing off road parking/hardstanding for numerous vehicles and a lawned rear garden with a patio/seating area. The property further benefits from gas central heating and viewing is highly recommended to appreciate the well-presented and spacious living accommodation available.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — B.

**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.







## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, built-in double cupboard, radiator and access to the roof void.

### LIVING AREA

15' 11" x 11' 3" (4.85m x 3.43m) With double glazed Bi-folding doors, three UPVC windows with remote feature blinds, electric feature fire and quality wood effect flooring.

### KITCHEN/DINER

12' 2" x 10' 4" (3.71m x 3.15m) Fitted with a range of quality wall and base units with drawers and work surfaces over, breakfast bar/central island, integrated appliances incorporating double oven, extractor hood and hob, fridge freezer and dishwasher, sink unit and drainer, part tiled surround, further built-in storage cupboard, inset spotlights, radiator and UPVC window to the rear elevation.

### UTILITY ROOM

11' 6" x 5' 7" (3.51m x 1.7m) Fitted with a range of wall and base units with drawers and work surfaces over, plumbing for washing machine and space for a tumble dryer, sink unit and drainer, Ideal gas central heating boiler, UPVC window to the rear elevation and UPVC double glazed side entrance door.

### BEDROOM

14' 1" into wardrobe x 11' 0" (4.29m x 3.35m) With UPVC window to the front elevation with fitted shutter blinds, radiator and inset and fitted mirror fronted wardrobes with sliding doors.

### EN-SUITE

With suite to comprise of large fitted shower cubicle, WC and wash hand basin, part tiled surround, tiled flooring, extractor fan, towel radiator and UPVC window to the rear elevation.

### BEDROOM

11' 10" x 11' 5" (3.61m x 3.48m) With UPVC double glazed patio/French doors and radiator.

### BEDROOM

8' 8" x 7' 9" (2.64m x 2.36m) With UPVC window to the rear elevation and radiator.

### BATHROOM

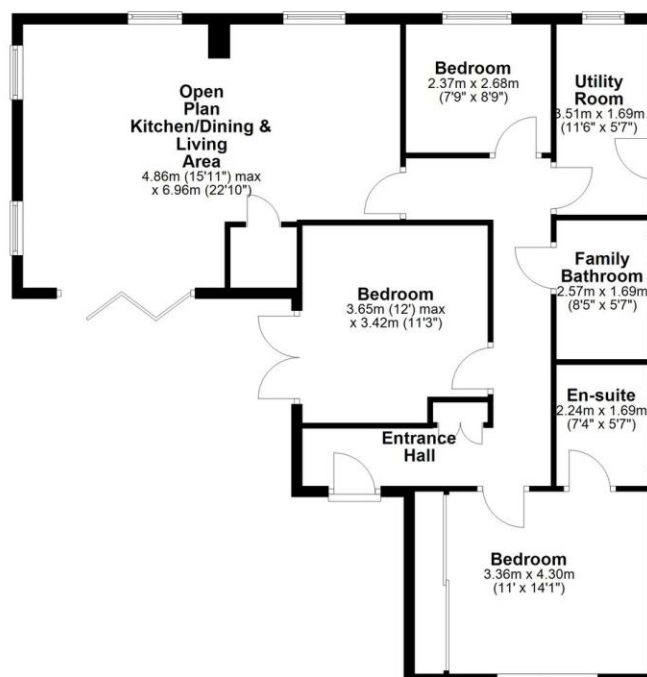
8' 5" x 5' 8" (2.57m x 1.73m) With suite to comprise of bath with shower over, WC and wash hand basin and vanity unit, tiled flooring, part tiled surround, towel radiator, extractor fan and UPVC window to the side elevation.

### OUTSIDE

There is a large block paved driveway providing off road parking/hardstanding for numerous vehicles and there is a side access leading to the rear garden. To the rear there is a spacious raised lawned area and a patio/seating area.



Floor Plan



Total area: approx. 94.2 sq. metres (1014.5 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

12 A Gynewell Grove, Lincoln

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

#### 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 Callum 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.

#### 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.
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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.

