



4 Riseholme Lane

Riseholme, Lincoln, LN2 2LD



Book a Viewing!

£295,000

Situated in the semi rural location of Riseholme, just to the North of the Cathedral City of Lincoln, an immaculate and refurbished 2 Bedroom Detached Bungalow with outstanding open field views to the rear. The modern accommodation on offer comprises of Porch, Hallway, Lounge, refitted Kitchen/Diner, Utility Room/Rear Porch, Reception Room/Study, two double Bedrooms and a luxury Family Bathroom. Outside the property offers a driveway for multiple vehicles, a Single Garage and a generous rear garden with panoramic open field views. Viewing is highly recommended to appreciate the standard of accommodation on offer.





SERVICES

Mains electricity and water. Drainage to septic tank.
Gas fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

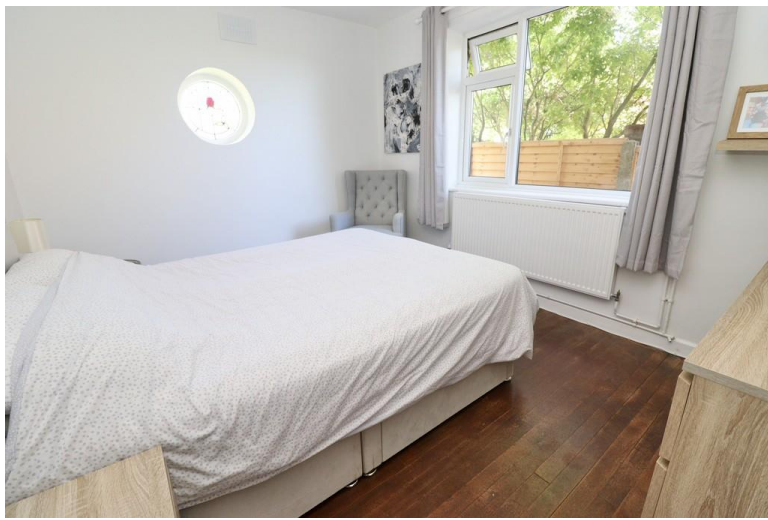
TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Riseholme is a rural village located just on the outskirts of the city of Lincoln and is within a short drive to Lincoln City Centre, Lincoln Cathedral Quarter and the Bailgate. The property is also within easy access to the A46 Bypass and the Eastern Bypass.





PORCH

HALL

With wood flooring, airing cupboard and radiator.

LOUNGE

13' 2" x 9' 10" (4.03m x 3.63m) With electric burner set within a decorative fireplace, double glazed window to the rear aspect, wood flooring and radiator.

KITCHEN/DINER

15' 2" x 13' 0" (4.63m x 3.97m) Fitted with a stylish range of wall and base units with work surfaces over, central island with breakfast bar, sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated dishwasher, tiled splashbacks, spotlights, radiator and double glazed windows to the side and rear aspects.

RECEPTION ROOM

9' 2" x 5' 10" (2.81m x 1.79m) A versatile reception room which would make a great breakfast room or study, with double glazed window to the front aspect and radiator.

UTILITY/REAR PORCH

6' 8" x 5' 10" (2.05m x 1.79m) With plumbing for washing machine and door to the rear garden.

BEDROOM 1

12' 6" x 10' 0" (3.81m x 3.05m) With double glazed window to the side aspect, feature stained glass port hole to the front aspect, wood flooring and radiator.

BEDROOM 2

9' 3" x 11' 3" (2.82m x 3.43m) With double glazed window to the front aspect, wood flooring and radiator.

BATHROOM

Fitted with a stylish three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, chrome towel radiator, airing cupboard housing the gas fired central heating boiler and double glazed windows to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with decorative wishing well. There is a driveway to the side providing off street parking for multiple vehicles and giving access to the garage. The single detached garage has two doors to the front, side personnel door, light and power. To the rear of the property there is a garden laid mainly to lawn with patio seating area, flowerbeds and fantastic open field views.



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 & 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

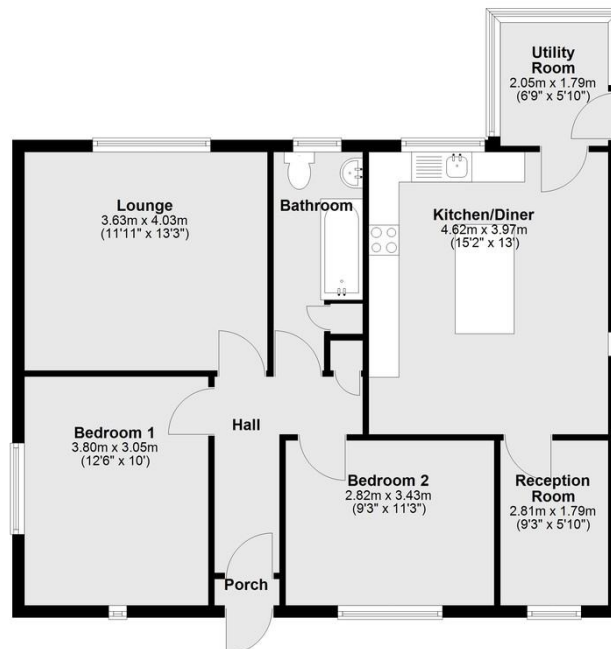
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 76.7 sq. metres (825.5 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 sq. feet)

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.

