



4 Burneside Close

Lincoln, LN2 4XA



[Book a Viewing!](#)

£265,000

A modern two Bedroom Detached Bungalow situated to the North of the Cathedral City of Lincoln, with accommodation comprising of Hall, Lounge, Dining Room, Kitchen, two Double Bedrooms and Shower Room. Outside the property there are generous gardens to the front and rear, a driveway and a single garage. Viewing is highly recommended to appreciate the accommodation on offer. No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND – C.

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. The property is located within close proximity of Waitrose supermarket with its Park & Ride service into Lincoln City Centre and Nettleham Road shopping centre.





ACCOMMODATION

HALL

With airing cupboard housing the gas fire central heating boiler, tiled flooring and radiator.

LOUNGE

16' 1" x 11' 11" (4.92m x 3.64m) With double glazed bay window to the front aspect, double glazed window to the side aspect, electric fire set within a feature fireplace and two radiators.

DINING ROOM

7' 7" x 5' 5" (2.32m x 1.67m) With double glazed window to the side aspect, tiled flooring and radiator.

KITCHEN

12' 7" x 9' 3" (3.86m x 2.82m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer, cooker and washing machine, tiled flooring and splashbacks, storage cupboard, radiator and double glazed window to the front aspect.



BEDROOM 1

11' 11" x 10' 4" (3.65m x 3.17m) With double glazed window to the rear aspect and radiator.



BEDROOM 2

12' 11" x 9' 1" (3.95m x 2.79m) With double glazed window to the side 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 double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a low maintenance gravelled garden with side driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, light and power. To the rear there is an enclosed garden laid mainly to lawn with patio seating areas and flowerbeds.



WEBSITE
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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 then we will receive a referral fee of up to £125.

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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.

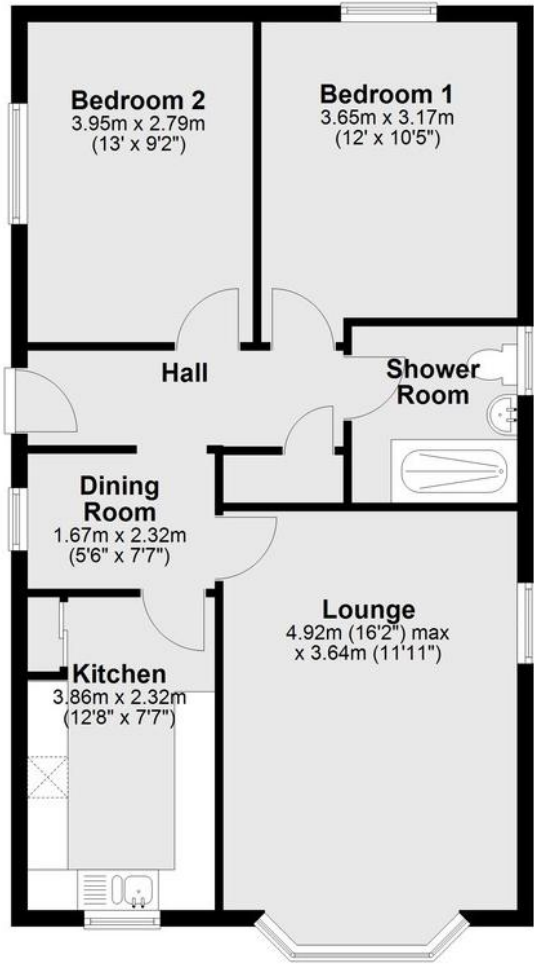
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
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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Ground Floor
Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 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 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.

