



**32a Cecil Street**

Lincoln, LN1 3AU



Book a Viewing!

**£335,000**

A rare opportunity to purchase a three bedroomed detached bungalow positioned just off Cecil Street, in this prime uphill location close to the Bailgate Area. The property is approached by a shared gravelled driveway and has gated access to off road parking. The property has internal accommodation to comprise of Conservatory/Entrance, Inner Hallway, fitted Kitchen, Utility Room, Lounge, WC, three well-appointed Bedrooms and a Shower Room. There is a small courtyard garden to the rear of the property and a summer house to the front. The property is being sold with No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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

### CONSERVATORY/ENTRANCE

9' 3" x 9' 7" (2.84m x 2.94m) With UPVC windows and sliding doors to the front aspect, UPVC window to the kitchen and door to the inner hallway, tiled flooring and a centre fan and light.

### INNER HALLWAY

With access to the boarded roof void, radiator, cloaks cupboard and doors to the lounge, two bedrooms, shower room and kitchen.

### LOUNGE

20' 10" x 13' 0" (6.37m x 3.97m) With two full height UPVC windows to the front aspect, UPVC window and sliding doors to the rear garden, radiator, wall lights and an electric fire with decorative hearth and surround.

### KITCHEN

12' 9" x 11' 1" (3.90m x 3.40m) With UPVC window overlooking the conservatory, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, four ring gas hob, integral oven and grill, space for a fridge, wall mounted cupboards with complementary tiling below, radiator, space for a dining room table and door to the utility room.



### UTILITY ROOM

5' 5" x 6' 6" (1.66m x 2.00m) With UPVC window and door to the front aspect, Belfast sink with hot and cold water, space for a washing machine, airing cupboard housing the gas central heating boiler and doors to the WC and bedroom 1.

### WC

With WC, wash hand basin, partly tiled walls and an extractor fan (the WC is supplied via a Saniflo system).



### BEDROOM 1

9' 4" x 10' 11" (2.86m x 3.34m) With UPVC window to the front aspect, access to a roof storage area and a radiator.

### BEDROOM 2

13' 6" x 10' 11" (4.12m x 3.34m) With UPVC window to the rear aspect and radiator.

### BEDROOM 3

13' 6" x 8' 8" (4.12m x 2.65m) With UPVC window to the rear aspect and radiator.

### SHOWER ROOM

8' 0" x 4' 5" (2.46m x 1.37m) With suite to comprise of a shower, WC and wash hand basin, tiled walls, extractor fan and a radiator.





## OUTSIDE

To the rear of the property there is a paved seating area with flowerbeds and mature shrubs. To the front there is a shared driveway which leads to gated off road parking, seating area, garden shed and a summer house with windows and door to the side aspect.

### 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.

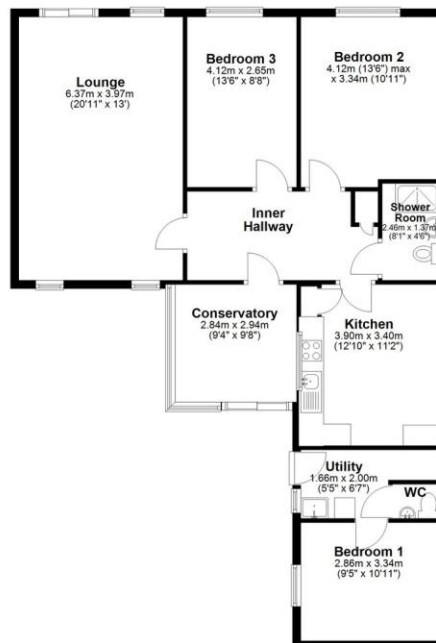
### GENERAL

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 are 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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### Ground Floor



Total area: approx. 103.2 sq. metres (1110.7 sq. feet)

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32a Cecil Street

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.

