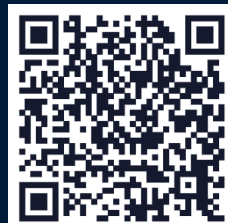




40 Eastbrook Road

Lincoln, LN6 7EP



Book a Viewing!

£235,000

A spacious two-bedroom detached bungalow positioned between Lincoln and North Hykeham, offering excellent access to nearby shops, transport links, and amenities. The property has accommodation to comprise of Entrance Hall, Lounge, Kitchen, Conservatory, two Bedrooms and a Bathroom. While the property would benefit from modernisation throughout, it offers great potential for improvement and personalisation. With off-road parking, a detached garage and being sold with no onward chain, it presents an ideal opportunity for those seeking single-storey living in a well-connected location, with scope to add value.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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.



ACCOMMODATION

ENTRANCE HALL

15' 1" x 5' 3" (4.62m x 1.61m) Accessed via a glazed wooden front door, with radiator, loft access and built-in storage cupboard.

LOUNGE

17' 1" x 11' 10" (5.21m x 3.61m) With large UPVC double glazed window to front aspect, two high-level side windows, gas fire with feature brick and tiled fireplace and a radiator.

KITCHEN

8' 11" x 16' 6" (2.74m x 5.04m) Fitted with a range of wooden wall and base units, worktops, built-in electric oven, gas hob with extractor fan, stainless steel sink with mixer tap and drainer,, space for a fridge-freezer, metal-framed rear window, side door to driveway and sliding door to conservatory.

CONSERVATORY

12' 2" x 9' 9" (3.71m x 2.99m) Brick-based UPVC conservatory with double glazed units throughout, vinyl flooring, vaulted ceiling with ceiling fan and French doors leading to the rear garden.

BEDROOM 1

10' 11" x 11' 10" (3.33m x 3.61m) Double bedroom with UPVC double glazed window to the side aspect, built-in storage units, radiator and carpets.

BEDROOM 2

9' 10" x 10' 11" (3.02m x 3.34m) Further double bedroom with UPVC window to the rear aspect, built-in storage throughout and radiator.

BATHROOM

7' 4" x 8' 4" (2.26m x 2.55m) Four-piece suite comprising of built-in wash hand basin, WC, bath and separate shower cubicle with grab rails, part-tiled walls, vinyl flooring, built-in cupboard storage and UPVC double glazed window to side.

DETACHED GARAGE

17' 5" x 9' 4" (5.33m x 2.85m) With electric roller door, side door, power, lighting and window to the side.

OUTSIDE

The rear garden is south-facing, laid mostly to patio with mature trees and shrubs. There is gated side access to the detached garage, outbuilding and additional store.



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

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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 them 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 them 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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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.

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29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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