



18 Dunmore Close

Lincoln, LN5 8TN



Book a Viewing!

£175,000

A Three Bedroom Semi Detached House in the popular residential area of Brant Road, just to the South of the Cathedral City of Lincoln. The property has accommodation comprising of Entrance Hall, Lounge, Kitchen, Bathroom and a First Floor Landing leading to three Bedrooms. Outside there is a block paved driveway for multiple vehicles, a larger than average garage and an enclosed rear garden. Viewing of this property is highly recommended. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND – B.

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.



ACCOMODATION

HALL

With staircase to the first floor, tiled flooring and radiator.

LOUNGE

14' 4" x 12' 1" (4.37m x 3.69m) With double glazed bow window to the front aspect, electric fire set within a feature brick fireplace and radiator.

KITCHEN

11' 11" x 8' 1" (3.65m x 2.47m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap, spaces for washing machine, fridge freezer and cooker, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, close coupled WC and pedestal wash hand basin, tiled walls and flooring, radiator and double glazed window to the rear aspect.

FIRST FLOOR LANDING

BEDROOM 1

12' 0" x 8' 10" (3.66m x 2.71m) With fitted wardrobe with mirror fronted sliding doors, over stairs storage cupboard housing the gas fired central heating boiler, two double glazed windows to the rear aspect and radiator.

BEDROOM 2

12' 4" x 7' 0" (3.78m x 2.15m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 4" x 7' 1" (2.85m x 2.18m) With double glazed window to the front aspect and radiator.

OUTSIDE

To the front of the property is a large block paved driveway providing off street parking for multiple vehicles and access to the garage. The larger than average garage has an up and over door to the front, side personnel door, light and power. To the rear is an enclosed garden laid mainly to lawn with patio seating area.





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 Gibson 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.

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.

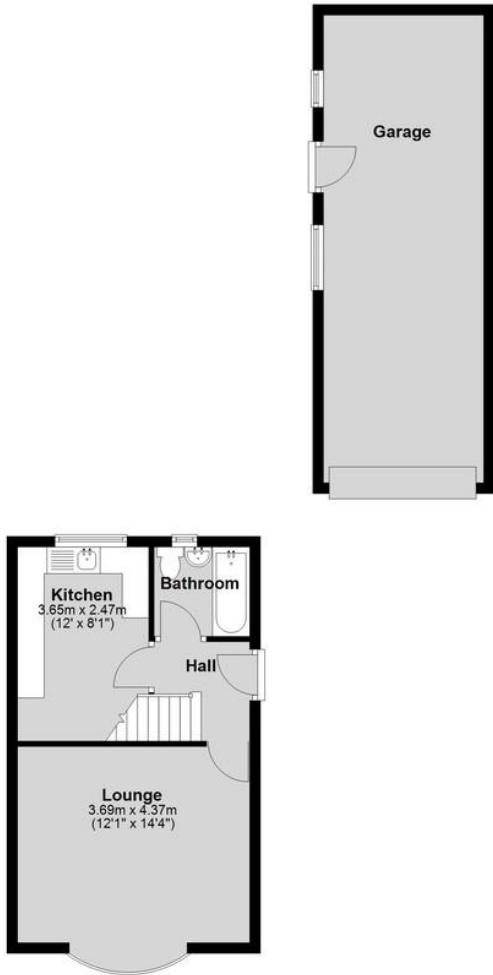
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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

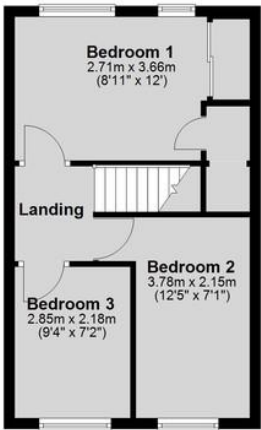
- NOTE**
1. None of the services or equipment have been checked or tested.
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.
- GENERAL**
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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:
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 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
Approx. 59.3 sq. metres (638.1 sq. feet)



First Floor
Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 92.7 sq. metres (998.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

