



29 Carnoustie Drive

Lincoln, LN6 0FQ



Book a Viewing!

£130,000

A well presented Two Bedroom Coach House, offered for sale with no onward chain, making it an ideal opportunity for investors, first-time buyers or those seeking a low maintenance home. The property benefits from allocated parking, a private garage and a bright Open Plan Living space, all set within a popular residential location with convenient access to local amenities and transport links. The accommodation comprises of an Entrance Hallway with stairs rising to the First Floor, a Landing with storage, an open plan Living Kitchen area, two Double Bedrooms and a Family Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX BAND — A.

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 Lincoln Bishop University.





ACCOMMODATION

ENTRANCE HALL

11' 10" x 3' 2" (3.61m x 0.97m) Accessed via a UPVC entrance door and the hallway provides a private entrance with stairs rising to the first floor landing.

LANDING

Featuring built-in storage cupboards and access to the loft void, the landing leads through to the open plan living area, both bedrooms and the bathroom.

OPEN PLAN LIVING

17' 2" x 18' 9" max (5.23m x 5.72m) A bright and sociable open plan living space, incorporating a modern fitted kitchen with a range of wall and base units, electric oven, gas hob with extractor, stainless steel sink with drainer and mixer tap, and a central kitchen island providing additional storage. Integrated appliances include a dishwasher and spaces for a fridge freezer and washing machine. The living area offers ample space for both dining and lounge furniture, enhanced by a Juliet balcony with UPVC French doors, additional UPVC windows and a Velux window allowing natural light to flood the space. Finished with spotlights and a radiator, this is a flexible and well designed living area.

BEDROOM 1

10' 4" x 14' 0" max (3.15m x 4.27m) A well proportioned double bedroom with UPVC window to the front aspect and radiator.

BEDROOM 2

10' 9" x 8' 2" (3.28m x 2.49m) A second double bedroom, also featuring a UPVC window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of a bath with mains shower over, WC and wash basin. Finished with tiled wall splashbacks, lino flooring, radiator and Velux window.

GARAGE

17' 11" x 12' 10" max (5.46m x 3.91m) A private garage with an up-and-over door, power and lighting, offering secure parking or additional storage.

OUTSIDE

To the front of the property there is an allocated parking space, providing convenient off-road parking in addition to the garage.





WEBSITE

Our detailed web site 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 & Co., Taylor Rose, 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.

CWHS, J Walter and Callum 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 them 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 roughly checked.

GENERAL

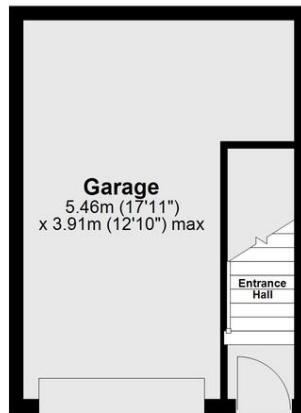
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

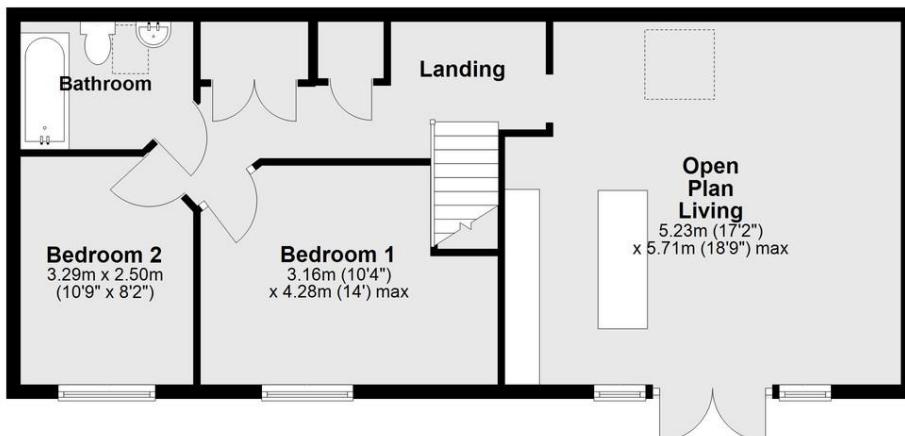
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated as not verified.

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Ground Floor



First Floor



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.