



7 Durham Close

Lincoln, LN6 0QG



Book a Viewing!

£350,000

Situated in an enviable lakeside position at the end of a quiet cul-de-sac to the south of the Cathedral City of Lincoln, this spacious two bedroom detached bungalow offers an exceptional opportunity to create a wonderful home in a truly picturesque setting. The accommodation comprises an entrance hall, a generous lounge diner, a large conservatory, kitchen, and two double bedrooms, both benefiting from en-suite facilities. Outside, the property enjoys a driveway providing off-street parking, a single garage, and wraparound gardens that take full advantage of the stunning views across the lakes. Although the property would benefit from some modernisation, it offers excellent potential, and viewing is highly recommended to fully appreciate its outstanding location and the lifestyle it offers. NO CHAIN.





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
With radiator.

LOUNGE DINER
23' 11 (max)" x 16' 0 (max)" (7.29m x 4.88m) With double glazed windows to the front, side and rear aspects, wall hung electric fire, double glazed sliding patio doors to the conservatory and two radiators.

CONSERVATORY
With double glazed French doors to the rear garden, air conditioning unit, ceiling fan and tiled flooring.



KITCHEN

10' 11" x 10' 2" (3.35m x 3.11m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, integrated freezer, spaces for cooker, fridge and washing machine, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

BEDROOM 1

10' 11" x 11' 3" (3.35m x 3.44m) With double glazed window to the front aspect and radiator.

EN-SUITE BATHROOM

11' 1" x 5' 1" (3.39m x 1.57m) Fitted with a three piece suite comprising of corner Jacuzzi bath with shower attachment, wash hand basin in a vanity style unit and close coupled WC, tiled walls, radiator and double glazed window to the side aspect.

BEDROOM 2

10' 11" x 8' 3" (3.34m x 2.53m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

7' 4" x 3' 10" (2.25m x 1.18m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and double glazed window to the rear aspect.

OUTSIDE

The property sits on a generous plot backing onto lakes. There are wraparound gardens laid mainly to lawn with patio seating areas and mature shrubs, taking advantage of the lake views. There is a driveway providing off-street parking for multiple vehicles and access to the garage.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

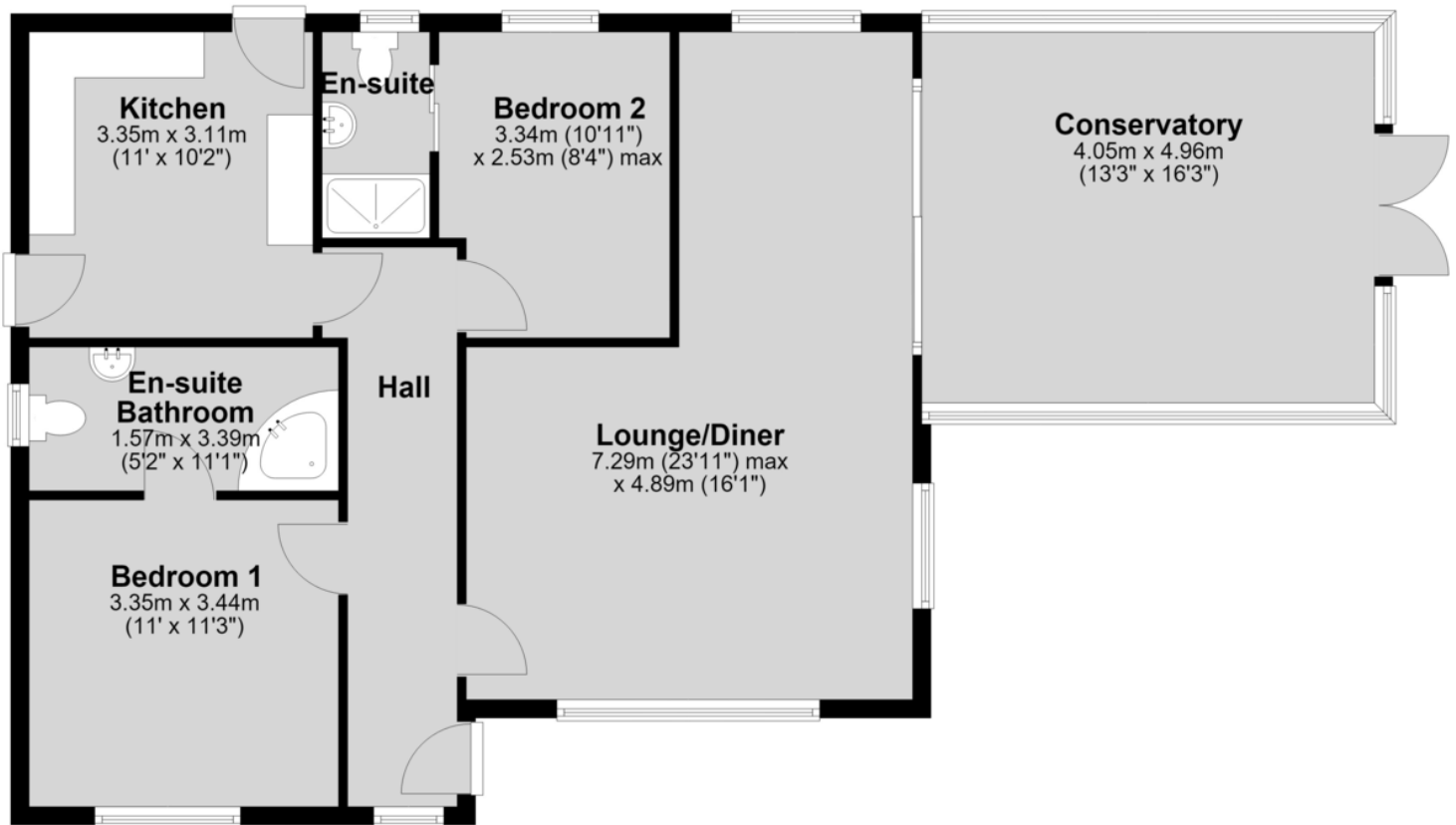
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

Ground Floor

Approx. 96.8 sq. metres (1041.6 sq. feet)



Total area: approx. 96.8 sq. metres (1041.6 sq. feet)

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

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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 given no liability.

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 herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 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.



www.mundys.net