



**36 Earls Drive**

Lincoln, LN6 7TY



Book a Viewing!

**£255,000**

A fully refurbished two bedroom detached bungalow in this popular residential area in the South of the Cathedral City of Lincoln. The immaculate accommodation comprises of Hall, Lounge, Modern newly fitted Kitchen/Diner, two Double Bedrooms and a newly fitted and stylish Shower Room. Outside there are lawned gardens, a driveway and a detached single garage. Viewing is essential to appreciate the high specification of the property. This property benefits from no onward chain.



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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 Lincoln Bishop University.



## ACCOMMODATION

### HALL

With radiator and airing cupboard.

### LOUNGE

16' 9" x 11' 7" (5.12m x 3.54m) With double glazed French doors to the rear garden and radiator.

### KITCHEN/DINER

18' 7" x 9' 1" (5.67m x 2.78m) New fitted with a stylish range of wall and base units, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, spaces for fridge freezer, washing machine and slimline dishwasher, tiled flooring, radiator and double glazed windows to the side and rear aspects.

### BEDROOM 1

11' 7" x 10' 10" (3.54m x 3.31m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

10' 8" x 9' 1" (3.27m x 2.78m) With double glazed window to the front aspect and radiator.

### SHOWER ROOM

Newly fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit and close coupled WC, towel radiator, tiled walls, tiled flooring and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a lawned front garden. There is a long driveway providing off-street parking for multiple vehicles and access to the detached single garage, having an up and over door, side personal door, light and power. The rear garden is private and laid mainly to lawn with mature shrubs.





**WEBSITE**  
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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.

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.

**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.

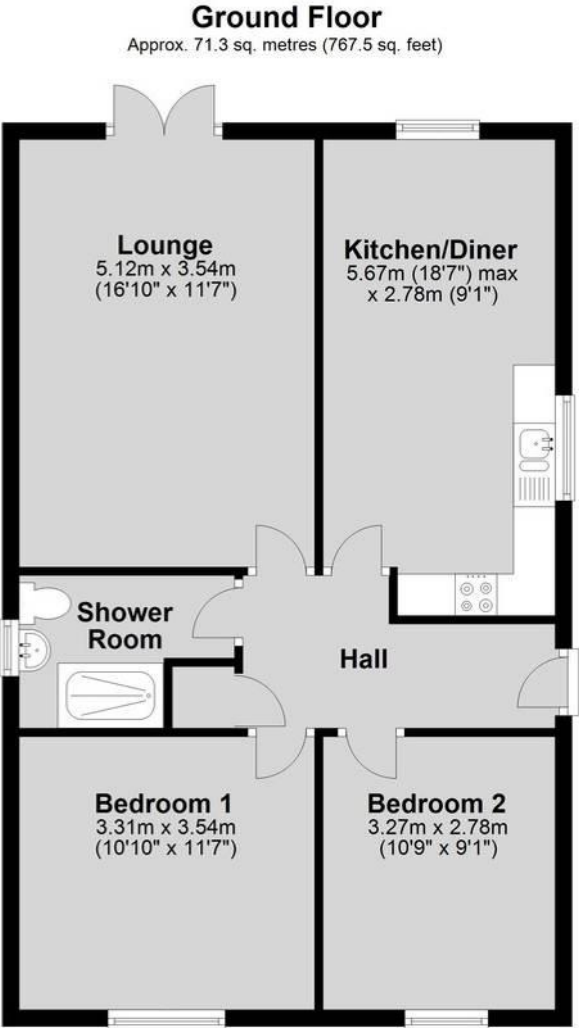
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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.
- 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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Total area: approx. 71.3 sq. metres (767.5 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.

