



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 – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

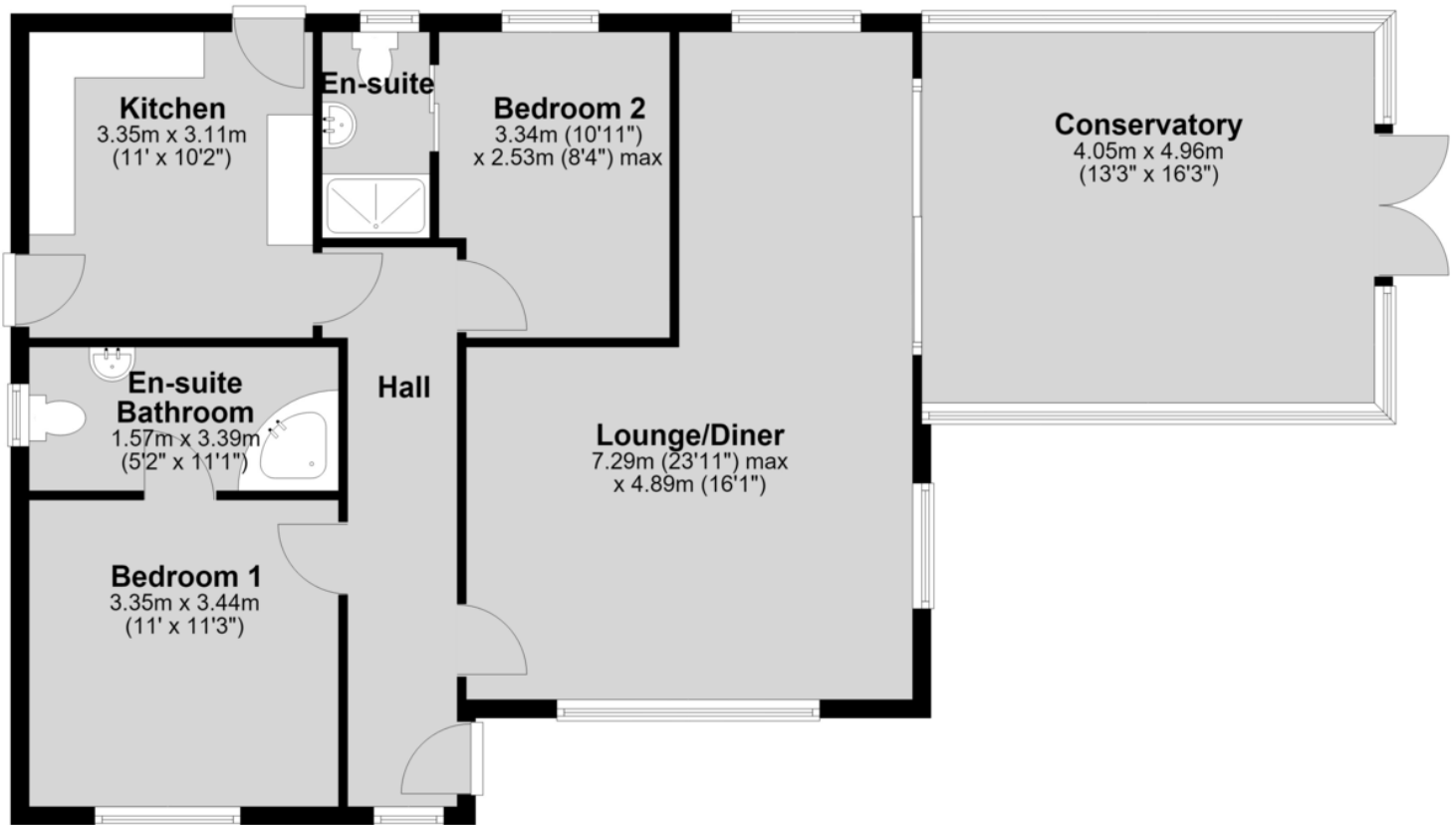
VIEWINGS - By prior appointment through Mundys.

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

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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

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