



10 Cullin Close

Lincoln, LN5 9AS



Book a Viewing!

Offers in Excess of £210,000

A much improved and beautifully presented two bedroom detached chalet style home, ideally positioned just off Brant Road to the south of the historic Cathedral City of Lincoln. Stylishly updated by the current owners, the property offers a contemporary and inviting home with well-planned accommodation throughout. The ground floor briefly comprises an Entrance Hall, spacious Open Plan Lounge/Diner, beautifully refitted Kitchen with useful pantry cupboard and a modern Family Bathroom. The First Floor Landing leads to two generous double Bedrooms, both benefiting from fitted wardrobes. Outside, the property enjoys a low-maintenance front garden, block-paved driveway and detached single garage, while the enclosed rear garden is predominantly laid to lawn, creating a private and peaceful outdoor retreat. An impressive home offering a superb combination of style, practicality and convenience, early viewing is highly recommended.





LOCATION

Brant Road is a popular and well established residential area to the south of Lincoln, ideally positioned for convenient access to the historic Cathedral City and the surrounding Lincolnshire countryside. The area offers a good range of everyday amenities, with local shops, supermarkets, cafés and other facilities available close by, while excellent transport links provide easy access into Lincoln city centre and towards the A46 and A17. The area is also well served by a selection of well regarded primary and secondary schools, making it an appealing choice for families. With a blend of established residential streets, useful local amenities and convenient access to both the city and surrounding villages, Brant Road provides a desirable and practical setting for modern family life.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, storage cupboard, laminate flooring and radiator.

LOUNGE/DINER

20' 0" (max) x 16' 11" (max) (6.1m x 5.16m) With double glazed windows to the front and rear aspects, double glazed French doors to the rear garden, decorative fireplace, laminate flooring and three radiators.



KITCHEN

12' 10" x 7' 10" (3.93m x 2.41m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, induction hob with extractor fan over, spaces for washing machine and fridge freezer, pantry cupboard, laminate flooring, radiator, spotlights, double glazed window to the rear aspect and door to the garden.

BATHROOM

6' 9" x 5' 10" (2.08m x 1.79m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, towel radiator, spotlights and double glazed window to the front aspect.



FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

14' 4" x 10' 7" (4.38m x 3.25m) With a range of fitted wardrobes, double glazed window to the front aspect and two radiators.

BEDROOM 2

14' 1" x 8' 4" (4.31m x 2.56m) With a range of fitted wardrobes, eaves storage, double glazed window to the rear aspect and two radiators.



OUTSIDE

To the front of the property there is a gravelled front garden and a block paved driveway providing off street parking with access to the garage. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs and flowerbeds.

GARAGE

16' 4" x 7' 4" (4.98m x 2.24m) With an up and over door to the front, personnel door to the side, spotlights and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

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](#)

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](#)

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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. Mundy's 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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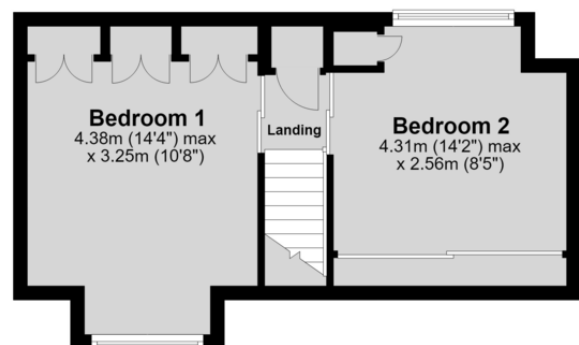
Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



Total area: approx. 74.9 sq. metres (806.6 sq. feet)

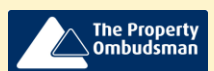
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Lincoln
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Southwell
NG25 0EN
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46 Middle Gate
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