



**10 Cullin Close,
Lincoln, LN5 9AS**



Book a Viewing!

£210,000

A much improved and beautifully presented two bedroom detached 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, LVT 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, LVT 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, LVT 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, two radiators and accessed via space saving pocket door.

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, two radiators and accessed via space saving pocket door.

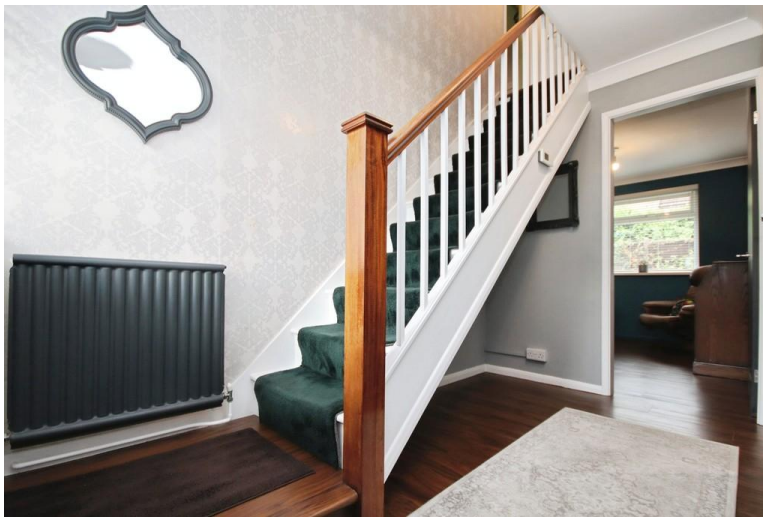


OUTSIDE

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

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

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

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:

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.

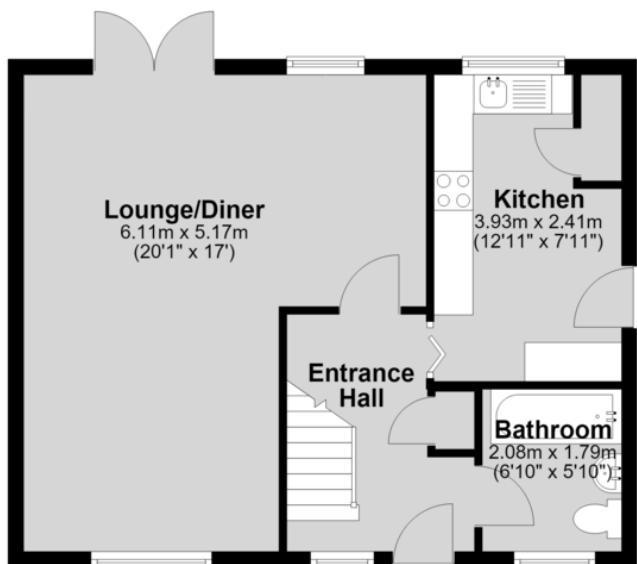
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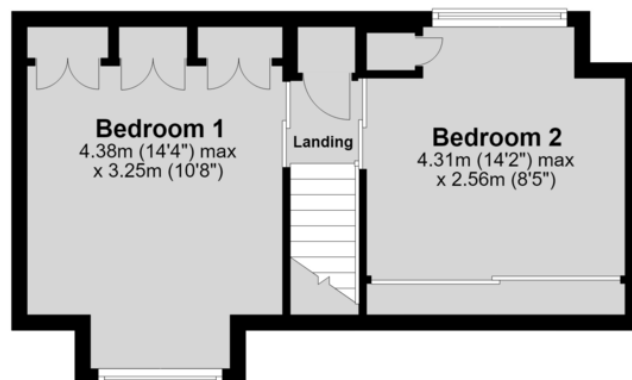
Ground Floor

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)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

