



**12 Astwick Road**

Lincoln, LN6 7JX



Book a Viewing!

**£239,950**

A completely refurbished two-bedroom detached bungalow, positioned in a popular residential area to the south of Lincoln, close to excellent local amenities and transport links. Offering modernised, move-in ready accommodation with a newly fitted kitchen, bathroom and flooring throughout, this property is ideal for those looking for single-level living with style and convenience. Internal accommodation to comprise of Entrance Hallway, Lounge, Kitchen, Utility, two Bedrooms and a Bathroom. Outside there is a driveway, an integral garage and a lawned rear garden. The property offers the best of both worlds – a peaceful residential setting with quick access to everything Lincoln has to offer, making it a superb location for downsizers, commuters, or anyone looking for a convenient lifestyle.





#### **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.

#### **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 Bishop Grosseteste University.





## ACCOMMODATION

### INNER HALLWAY

With UPVC door and matching front window, wooden flooring, a radiator and access to the lounge, kitchen diner and bedrooms.

### LOUNGE

12' 8" x 10' 10" (3.88m x 3.32m) A bright and spacious front-facing reception room with UPVC window to the front, wooden flooring, radiator and a gas fire with a marble hearth and decorative surround.

### KITCHEN

12' 8" x 11' 5" (3.87m x 3.50m) A beautifully finished kitchen with UPVC window overlooking the rear garden and space for a dining table, fitted with a range of modern base units, wooden worktops, a composite sink with mixer tap, integrated electric oven, four-ring gas hob, extractor over, spaces for a dishwasher, washing machine and fridge, wall-mounted cupboards with complementary splashback tiling, LED ceiling spotlights and wooden flooring.

### UTILITY ROOM

With internal access to the integral garage and space for additional appliances.

### BEDROOM 1

12' 8" x 9' 7" (3.87m x 2.93m) A well-proportioned double bedroom with a UPVC bay window to the rear, fitted wardrobes and a radiator



### BEDROOM 2

10' 7" x 9' 7" (3.23m x 2.93m) With a UPVC window to the front, fitted wardrobes and radiator.



### BATHROOM

8' 2" x 5' 9" (2.49m x 1.76m) Newly fitted and stylish, the bathroom features a UPVC frosted window to the rear, a panelled bath with shower attachment, separate shower cubicle, WC and wash hand basin set into a vanity unit, radiator, partly tiled walls and LVT-style flooring.

### INTEGRAL SINGLE GARAGE

14' 11" x 7' 4" (4.56m x 2.25m) With up and over door to the front, power, lighting and internal access from the hallway.

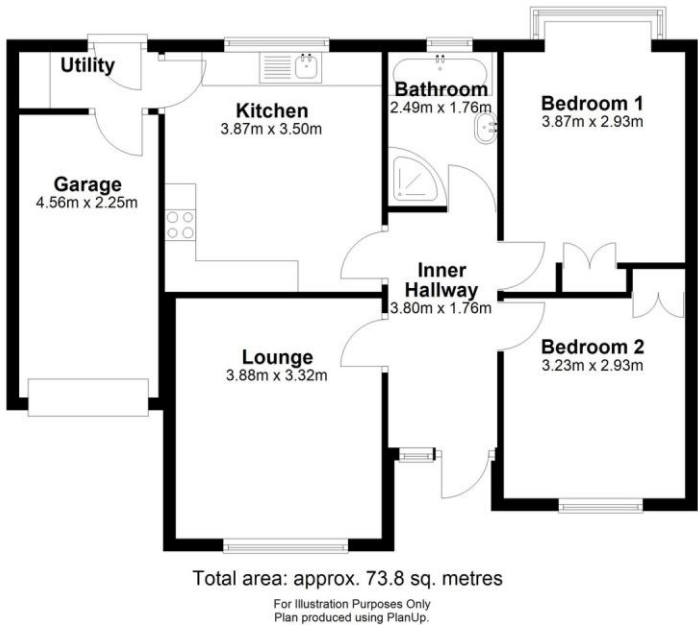


### OUTSIDE

Newly laid lawn with hedging and a driveway with hardstanding, offering ample off-street parking and access to the garage. To the rear there is an enclosed garden laid to lawn with a paved patio seating area, garden shed and gated side access-ideal for relaxing and entertaining outdoors.

### ADDITIONAL INFORMATION

Positioned in a well-established residential area to the south of Lincoln, 12 Astwick Road enjoys a convenient and desirable location that offers excellent access to local amenities, public transport links, and key commuter routes.



### Local Amenities

The property is ideally placed for a wide range of facilities including:

- Tritton Road Retail Park, which offers national chains such as Aldi, Lidl, B&M, The Range, and TK Maxx.
- Nearby Morrisons and Asda superstores.
- A variety of convenience stores, cafés, takeaways, and hairdressers within walking distance.
- Local GP practices, pharmacies, and dental surgeries.

### Transport & Connectivity

- Lincoln Train Station is just under 2 miles away, offering direct services to Nottingham, Newark, Sheffield, and London Kings Cross (via Newark Northgate).
- Regular bus services run along Newark Road and Moorland Avenue, with direct links into the city.
- Easy access to A46 bypass for those commuting to Newark, Leicester, or Grimsby.

### Schools & Education

The area is served by a number of reputable schools, including:

- The Priory Witham Academy (all-through school for ages 3–18)
- Bracebridge Infant and Nursery School
- The Lincoln Priory Academy (secondary)
- Several nurseries and pre-schools within close proximity.

### Leisure & Green Spaces

Residents can enjoy several nearby recreational areas:

- South Common – a large open green space popular for walking, dog exercising, and panoramic views of the city.
- Hartsholme Country Park – just a short drive away, offering woodland walks, a lake, and café.
- Local leisure centres and gyms including PureGym and Better Gym within easy reach.

#### 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](http://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

Sills & Butteridge, Ringrose Law LLP, Burton and Co, 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. Water and Callum 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 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 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 for themselves and the vendors (Lessors) for whom they act as Agents given that:

1. These 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 whatsoever 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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