



## 31 Dunmore Close

Lincoln, LN5 8TN

**£220,000**

A well-presented two bedroomed detached bungalow positioned in this popular location just off Brant Road, to the south of Lincoln. The property has internal accommodation to comprise of modern fitted Kitchen Diner, Lounge, two well-appointed Bedrooms with fitted wardrobes and a Bathroom. Outside there is a garden to the front and a driveway to the side providing off road parking and access to the detached Single Garage. To the rear of the property there is a lawned garden and paved seating areas. The property is being sold with No Onward Chain.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B**

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along Brant Road, turn right onto Calder Road and then turn left onto Dunmore Close where the property can be located on the left hand side.

**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

### KITCHEN DINER

14' 6" x 8' 5" (4.43m x 2.57m), with UPVC door to the side aspect, UPVC window to the front aspect, fitted with a range of base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap, integral oven, four ring electric hob with extraction above, spaces for dishwasher and fridge freezer and wall mounted cupboards with complementary splashbacks.

### LOUNGE

18' 0" x 9' 11" (5.50m x 3.03m), with UPVC bow window to the front aspect, radiator and UPVC door to the side aspect.

### BATHROOM

6' 1" x 6' 3" (1.86m x 1.93m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring and chrome towel radiator.

### BEDROOM 1

12' 5" x 10' 2" (3.80m x 3.11m), with UPVC double doors to the rear garden and fitted wardrobes.

### BEDROOM 2

8' 11" x 8' 9" (2.73m x 2.68m), with UPVC window to the rear aspect, radiator and fitted wardrobe.

### OUTSIDE

To the front of the property there is a decorative gravelled area and a blocked paved driveway to the side providing off road parking and giving access to the Single Garage. To the rear of the property there is a lawned garden with raised beds, path and paved seating areas.



### GARAGE

16' 2" x 8' 0" (4.95m x 2.46m), with up and over door to the front aspect, UPVC window and door to the side aspect.



### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

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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.

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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

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## Ground Floor



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