



## 151 Rookery Lane

Lincoln, LN6 7PW



Book a Viewing!

**£245,000**

Situated on an impressive non estate plot of approximately 0.14 acres (STS), just south of the historic Cathedral City of Lincoln, this attractive two bedroom detached bungalow offers spacious and versatile living accommodation, along with excellent potential for further development. The property comprises of a welcoming entrance hall, a generous and light filled lounge and a well-proportioned kitchen/dining room - ideal for both everyday living and entertaining. There are two well-appointed bedrooms and a stylish four piece family bathroom. Externally, the bungalow occupies a substantial plot. To the front, there is a gravelled garden with a gated driveway providing off road parking. The extensive rear garden is a particular highlight, offering significant scope for landscaping, gardening enthusiasts or potential development as a building plot (subject to the necessary planning permissions). This is a rare opportunity to acquire a property with such space and flexibility in a desirable location. Early viewing is highly recommended to fully appreciate all that is on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**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 Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

With radiator.

### LOUNGE

14' 7" x 11' 3" (4.45m x 3.44m) With three double glazed windows to the front and side aspects, gas fire set within a feature fireplace, wall lights and two radiators.

### KITCHEN/DINER

20' 4 (max)" x 10' 4 (max)" (6.2m x 3.15m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, 5 ring gas hob with extractor fan over, integrated fridge, space for washing machine, radiator, double glazed windows to the side and rear aspects, stable door to the rear and double glazed sliding patio doors to the garden.



### BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.49m) With two double glazed windows to the side aspect and radiator.

### BEDROOM 2

12' 0" x 10' 11" (3.67m x 3.33m) With double glazed window to the front aspect and radiator.



### BATHROOM

10' 4" x 6' 7" (3.17m x 2.03m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring and walls, airing cupboard, radiator and double glazed window to the side aspect.

### OUTSIDE

The property occupies a plot of approximately 0.14 acres (STS). To the front is an enclosed garden with gated off street parking. To the rear is a private enclosed garden, mainly laid to lawn with a decked seating area and mature shrubs. Beyond this is a further section of land (details to be confirmed by title), which may offer potential for gardening or other uses or development, subject to any necessary consents. Interested parties should make their own enquiries with the local planning authority.





**WEBSITE**

Our detailed website show 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)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 Walter 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 we 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 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**

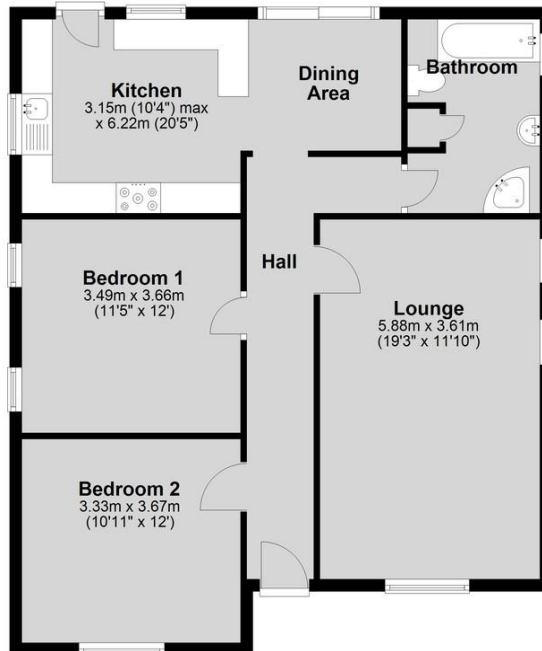
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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**Ground Floor**

Approx. 81.6 sq. metres (877.9 sq. feet)



Total area: approx. 81.6 sq. metres (877.9 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 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.



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