



3 St. Andrews Gardens

Lincoln, LN6 7UQ



Book a Viewing!

£125,000

Situated in a popular residential area to the South of the Cathedral City of Lincoln, this Two Bedroom Detached Bungalow offers well proportioned accommodation together with generous gardens. The accommodation comprises an entrance hall, spacious lounge/diner, kitchen, side porch, conservatory, two double bedrooms and a bathroom. Outside, the property benefits from generous front and rear gardens, providing excellent outdoor space. The property is of non-traditional system-built construction, making it suitable primarily for cash purchasers or buyers using a mortgage from a limited number of lenders. Prospective purchasers are advised to make enquiries with their chosen lender before arranging a viewing. This represents an excellent opportunity for those seeking a bungalow in an established residential location.





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 two storage cupboards and radiator.

LOUNGE/DINER

17' 1" x 10' 2" (5.21m x 3.10m) With French doors to the conservatory, decorative fireplace and radiator.

CONSERVATORY

9' 0" x 7' 2" (2.75m x 2.19m) With door to the rear garden and tiled flooring.



KITCHEN

8' 8" x 9' 11" (2.66m x 3.04m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, radiator and double glazed window to the front aspect.

SIDE PORCH

With plumbing for washing machine.

BEDROOM 1

11' 7 (plus wardrobes)" x 10' 1" (3.53m x 3.09m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 3 (approx)" x 9' 11 (approx)" (3.12m x 3.02m) With double glazed window to the front aspect and radiator. Please note the agent has been unable to measure this room.

BATHROOM

7' 10" x 5' 7" (2.41m x 1.71m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is an enclosed front garden laid to lawn. To the rear there is a generous enclosed garden laid mainly to lawn with a patio seating area and garden shed.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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](#)





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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. 68.9 sq. metres (741.5 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 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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