



41 Carral Close

Lincoln, LN5 9BD

Offers Over £195,000

An immaculately presented two-three bedroom detached bungalow just off Brant Road, to the South of the Cathedral City of Lincoln. The property has accommodation comprising of Hall, Lounge/Diner, fitted Kitchen, Inner Hallway, two Double Bedrooms, a further Bedroom/Study and a newly fitted Shower Room. Outside there is a lawned front garden, block paved driveway, a single garage and enclosed private rear garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — B

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

HALL

With laminate flooring and radiator.

LOUNGE/DINER

21' 3" x 12' 7" (6.50m x 3.85m), with double glazed bow window to the front aspect, double glazed window to the side aspect, electric fire in feature fireplace, laminate flooring and two radiators.

KITCHEN

10' 2" x 10' 0" (3.12m x 3.05m), fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, five ring gas hob with extractor fan over, spaces for a fridge and freezer, tiled splashbacks, radiator and double glazed door and window to the side aspect.

INNER HALLWAY

With radiator and loft access point.

BEDROOM 1

10' 9" x 8' 10" (3.30m x 2.7pm), fitted with a range of wardrobes with mirror-fronted sliding doors, double glazed window to the rear aspect and radiator.

BEDROOM 2

11' 10" x 8' 11" (3.62m x 2.72m), with double glazed French doors to the rear garden and radiator.

BEDROOM 3/STUDY

7' 1" x 6' 1" (2.17m x 1.87m), with double glazed window to the front aspect, laminate flooring and radiator.

SHOWER ROOM

Fitted with suite comprising of walk-in shower cubicle, close coupled WC and twin wash hand basins in a vanity unit, airing cupboard housing the wall-mounted gas-fired central heating boiler, tiled splashbacks, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the side there is a block paved driveway providing off-street parking for multiple vehicles and access to the single garage. To the rear of the property there is a private and enclosed garden laid mainly to lawn with patio seating area and flowerbeds.





WEBSITE

Our detailed web site 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

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.

CW&J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 556084 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

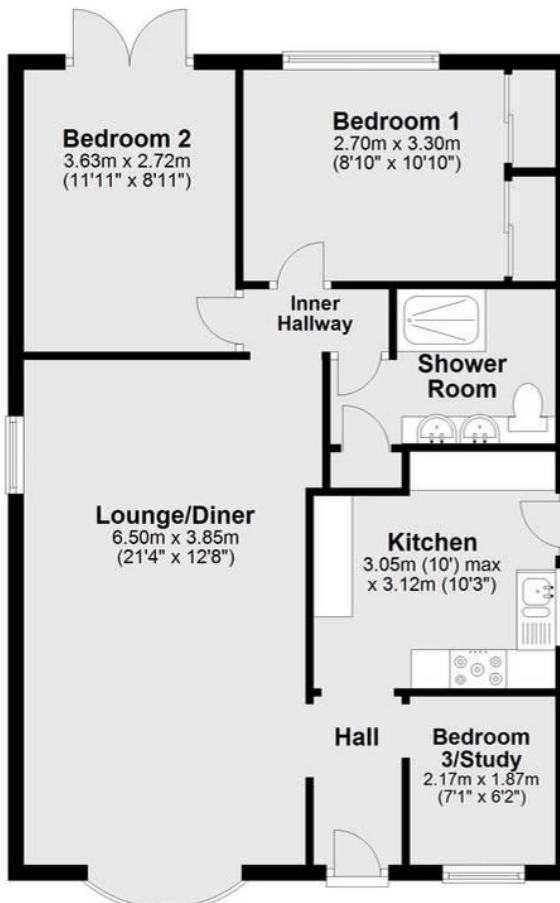
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 70.1 sq. metres (754.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

