



Leander, Moor Lane

Potterhanworth, Lincoln, LN4 2DZ

£325,000

An immaculately presented detached two bedroomed bungalow positioned within the popular village of Potterhanworth. The property is located on a larger than average plot with extensive gardens to the front, side and rear and secure gated off road parking (with planning permission to build a Detached Double Garage). The property sits adjacent to woodland and has well-presented modern living accommodation to comprise of Reception Hallway, Lounge with Log burner, Master Bedroom, Luxury fitted Bathroom, Bedroom and a Kitchen Dining Area. The property is being sold with No Onward Chain and is ideally suited for a gardener. Viewing of the property is highly recommended to appreciate the accommodation on offer and the size of the plot on which it sits.





SERVICES

Mains electricity, Water and Drainage. Oil fired central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the B1188 towards the village of Branston, proceed through the village of Branston and taking the next left hand turning onto Station Road into the village of Potterhanworth.

LOCATION

The property is situated within Potterhanworth Village, a highly desirable Village, located approximately six miles south east of Lincoln City Centre. Potterhanworth has a well-regarded Primary School and easy access to nearby villages of Branston, Nocton and Dunston.



ACCOMMODATION

RECEPTION HALL

10' 8" x 10' 7" (3.26m x 3.25m) , with UPVC window and door to the front aspect, two storage cupboard, wooden flooring and doors to the kitchen diner, shower room, two bedrooms and lounge.

BEDROOM 1

13' 3" x 11' 10" (4.05m x 3.62m) , with UPVC window to the front aspect and views over the garden, fitted wardrobes and radiator.

BEDROOM 2

13' 2" x 10' 2" (4.03m x 3.12m) , with UPVC window to the rear aspect and views over the garden, fitted wardrobes and radiator.



BATHROOM

7' 5" x 10' 5" (2.27m x 3.18m) , with UPVC window to the side aspect, feature tiled flooring and tiled walls, vertical radiator, LED spotlights to the ceiling and suite to comprise of bath, WC, wash hand basin and walk-in shower.

LOUNGE

15' 8" x 13' 6" (4.78m x 4.13m) , with UPVC window to the front aspect with views over the garden, radiator and log burner.



KITCHEN DINER

12' 0" x 26' 3" (3.66m x 8.02m) , with UPVC window and double doors to the rear garden, wooden flooring, fitted with a range of cream base units with work surfaces over, stainless steel sink unit and drainer, integral fridge freezer, integral dishwasher, Range Cooker, space for automatic washing machine, wall mounted units and LED spotlights to the ceiling.

OUTSIDE

To the front of the property there is an extensive lawned garden with a curved pathway, flowerbeds, mature shrubs and trees. To the side of the property there is a storage area and shed. To the rear of the property there is a paved seating area, extensive lawned gardens, pagoda, well-stocked flowerbeds, mature shrubs and trees. There is gated off road parking for several vehicles (with planning permission to erect a detached double garage).





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

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

Move with Us and Silb & Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

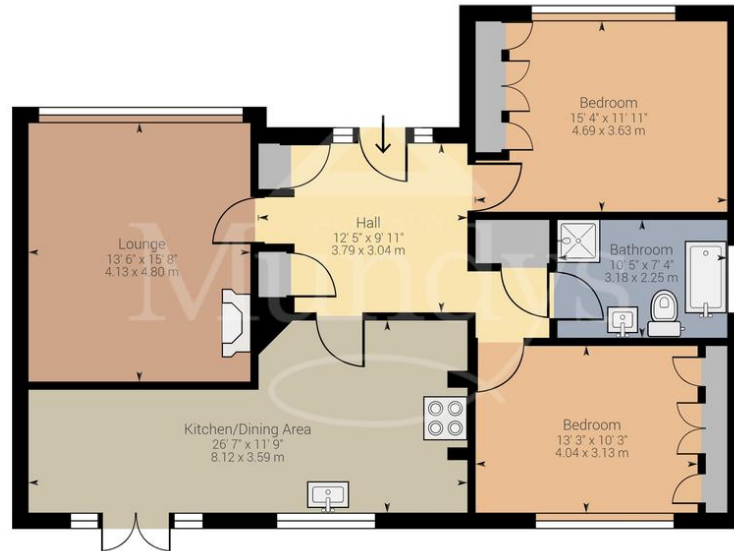
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Approximate net internal area: 1072.25 ft² / 99.62 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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