



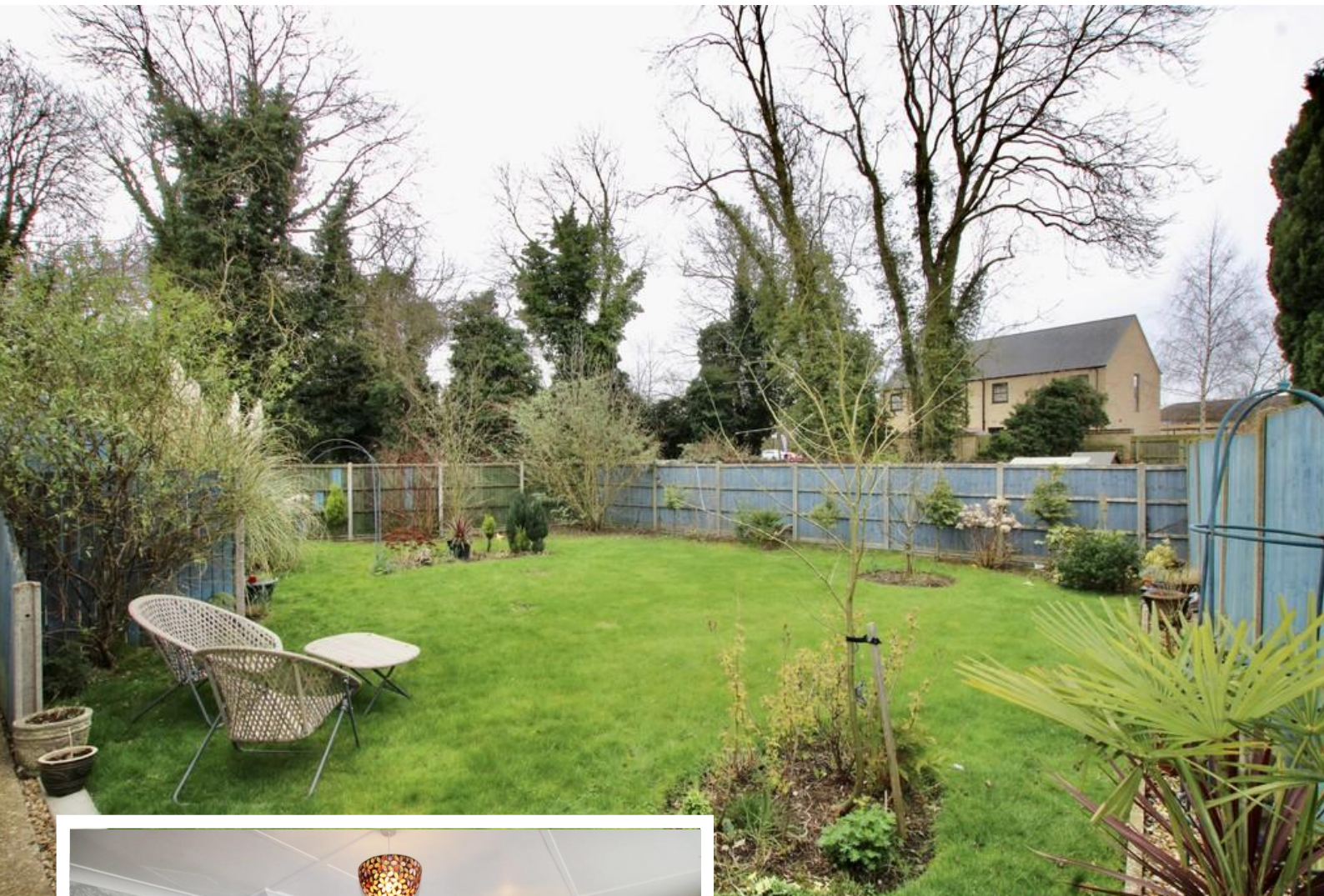
23 Grainsby Close

Lincoln, LN6 7QF

£115,000

NON-TRADITIONAL CONSTRUCTION - IDEALLY SUITED TO CASH BUYERS - NO ONWARD CHAIN - A beautifully presented three bedroomed semi-detached bungalow located on a corner plot at the end of a cul-de-sac with gardens to the rear and side and large driveway providing ample off road parking. Internally the property has living accommodation to briefly comprise of Entrance Hall, Lounge, Kitchen, three Bedrooms and Bathroom. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln South along Newark Road and turn right on to Rookery Lane and then right on to St Peter's Avenue. Proceed along and then turn right on to Grainsby Close where the property can be located at the end of the cul-de-sac 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 College.





ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed external door to front elevation, radiator, storage cupboard and doors leading to three Bedrooms, Bathroom and Lounge.

LOUNGE

18' 0" x 11' 9" (5.49m x 3.58m) With uPVC double glazed window to front elevation, fireplace with electric fire inset and two radiators.

KITCHEN

11' 8" x 10' 0" (3.56m x 3.05m) With uPVC double glazed window and door to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral double oven and four ring gas hob with extractor fan over, integral fridge freezer, washing machine and tumble dryer and space for a slimline dishwasher.



BEDROOM 1

11' 9" x 10' 2" (3.58m x 3.1m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.

BEDROOM 2

11' 9" x 9' 7" (3.58m x 2.92m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.



BEDROOM 3

11' 9" x 7' 7" (3.58m x 2.31m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

BATHROOM

8' 0" x 7' 6" (2.44m x 2.29m) With two uPVC double glazed windows to rear elevation, tiled floor, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath and radiator.

OUTSIDE

There is a driveway providing ample off road parking and decorative gravelled areas to the side. To the rear of the property there is a generous sized lawned garden, patio seating area, flower beds and a range of mature plants, shrubs and trees. To the side of the property there is a further lawned garden with flower beds and a further selection of plants, shrubs and trees, a garden shed and an outbuilding.





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 Sils and 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 Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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 roughly checked.

GENERAL

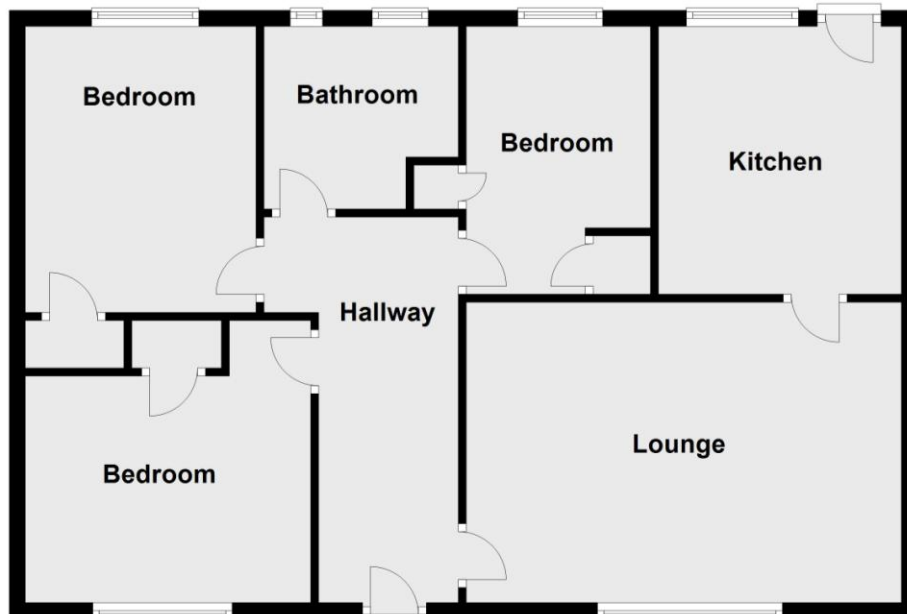
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Ground Floor

Approx. 849.3 sq. feet



Total area: approx. 849.3 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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