



## 11 Willis Close

Lincoln, LN1 3LG

**£175,000**

NO ONWARD CHAIN - A two bedroomed semi-detached house situated within a short walk of the Bailgate and Cathedral Quarter, whilst also being close to local shops and facilities on Burton Road and Lincoln City Centre. The property has the benefit of being recently redecorated and having new flooring in the Lounge, Kitchen, Master Bedroom and Bathroom. The property sits on a corner plot with gardens to the front, side and rear and there is a driveway to the rear of the property providing off road parking and giving access to the Single Garage. Internally the property is well presented and has living accommodation to comprise of Hallway, Lounge, Diner, Kitchen, First Floor Landing, two Double Bedrooms and Bathroom. Viewing of the property is recommended.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Head out of Lincoln up Yarborough Road and at the Burton Road roundabout turn right on to Burton Road and proceed along. At the traffic lights turn right on to Upper Long Leys Road and then turn left on to Willis Close and the property can be located in the corner 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**

**HALLWAY**

With uPVC double glazed external door and windows to side elevation, stairs to the First Floor Landing, under stairs storage cupboard and radiator.

**KITCHEN**

12' 1" x 8' 5" (3.68m x 2.57m) With uPVC double glazed window to rear elevation, external door to side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, plumbing and space for a washing machine, space for a free standing cooker with extractor fan over and storage cupboard.

**LOUNGE DINER**

19' 7" x 9' 2" (5.97m x 2.79m) With two uPVC double glazed windows to front and rear elevations and radiator.

**FIRST FLOOR LANDING**

With doors to two Bedrooms, Bathroom and storage cupboard housing the gas fired central heating boiler.

**BEDROOM 1**

15' 2" x 8' 7" (4.62m x 2.62m) With two uPVC double glazed windows to front elevation and radiator.

**BEDROOM 2**

10' 9" x 9' 6" (3.28m x 2.9m) With uPVC double glazed window to rear elevation and radiator.

**BATHROOM**

8' 4" x 5' 5" (2.54m x 1.65m) With uPVC double glazed window to rear elevation, vinyl flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with shower over and radiator.

**OUTSIDE**

To the front of the property there are gardens with well stocked flower beds and a gate to the side leads to the rear garden with an outbuilding and lawn area and flower bed surround. A gate from the rear garden leads to the driveway providing off road parking and a single garage.

**WEBSITE**

Our detailed website 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](http://mundys.net)

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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.

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. 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:

- 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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