



187 Calder Road

Lincoln, LN5 9BB

£194,950

NO ONWARD CHAIN - A well presented two bedroomed detached bungalow positioned in this popular location to the south of Lincoln, just off Brant Road and close to local shops. The property is not overlooked at the rear and has living accommodation to comprise of Inner Hallway, Lounge, Rear Hallway, Kitchen, Bathroom and two Bedrooms. Outside there is a garden to the front with a driveway to the side providing off road parking and giving access to the Garage. To the rear of the property there is a good sized garden. The property is being sold with No Onward Chain and benefits from gas central heating and UPVC double glazing.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the High Street, continue along St Catherines and Newark Road. Turn left onto Brant Road and then turn right onto Calder Road. Proceed along for some time and the property can then be located on the right 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

INNER HALLWAY

With UPVC door to the front aspect and doors to the kitchen and lounge.

LOUNGE

17' 11" x 10' 5" (5.47m x 3.19m) , with UPVC windows to the front and side aspects, radiator, gas fire with stone hearth and surround, doors to the rear hallway and space for a dining room table.

REAR HALLWAY

With doors to two bedrooms, bathroom and cloaks cupboard.



CLOAKS CUPBOARD

With shelving.

BATHROOM

7' 4" x 5' 10" (2.25m x 1.80m) , with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator, tiled walls and access to the roof void with retractable ladder.

BEDROOM 1

12' 0" x 8' 11" (3.68m x 2.72m) , with UPVC window to the rear aspect and radiator.

BEDROOM 2

9' 1" x 11' 9" (2.77m x 3.59m) , with UPVC window to the rear aspect and radiator.



KITCHEN

10' 2" x 16' 0" (3.10m x 4.90m) , with UPVC windows to the front and side aspects, UPVC door to the side aspect, doors to the pantry cupboard and airing cupboard housing the hot water tank, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven and grill, four ring electric hob with extraction above, spaces for fridge and washing machine and wall mounted units and radiator.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the side of the property there is a driveway providing off road parking and giving access to the garage. To the rear of the property there is a west facing lawned garden, paved seating area, flowerbeds and shed.



GARAGE

18' 5" x 8' 4" (5.62m x 2.55m) , with up and over door to the front aspect and UPVC window to the side aspect.

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

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 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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