



**41 Astwick Road**

Lincoln, LN6 7LL

**£219,950**

A well-presented two bedroomed detached bungalow positioned in this popular location to the south of the historic Cathedral and University City of Lincoln. The property is close to a wide range of local facilities. Internally the property offers living accommodation to briefly comprise of Entrance Conservatory, Inner Hallway, two Bedrooms, Bathroom, Kitchen, Conservatory, Utility Room and Lounge. Outside there is a mature garden to the rear and a blocked paved driveway to the front providing off road parking and giving access to the Detached Single Garage. The property is being sold with No Onward Chain. Subject to the necessary Planning Permissions, there is room to extend the property and potentially add further accommodation in the loft space.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Heading out of Lincoln along Tritton Road, turn left onto Moorland Avenue and then immediately right onto Moorland Avenue taking you onto Middlebrook Road. Turn left onto Astwick Road and the property can be located 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 CONSERVATORY

6' 5" x 5' 7" (1.96m x 1.72m) , with UPVC windows and doors to the front aspect, tiled flooring and door to the inner hallway.

### INNER HALLWAY

With wooden flooring, doors to two bedrooms, bathroom, lounge and kitchen, fitted cupboard housing the gas central heating boiler and access to the roof void.

### BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m) , with UPVC window to the front aspect, fitted cupboard and radiator.

### BEDROOM 2

10' 3" x 12' 4" (3.13m x 3.77m) , with UPVC window to the front aspect, fitted cupboard, wash hand basin with vanity unit and radiator.

### FAMILY BATHROOM

8' 2" x 6' 0" (2.51m x 1.85m) , with UPVC window to the side aspect, suite to comprise of bath with separate shower, WC and wash hand basin with vanity cupboard, chrome towel radiator, tiled flooring and partly tiled walls.

### KITCHEN

13' 11" x 9' 5" (4.26m x 2.89m) , with UPVC window to the side aspect, door to the conservatory, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven, four ring gas hob with extraction above, integral fridge freezer, wall mounted cupboards with complementary tiling below and radiator.

### LOUNGE

10' 11" x 15' 1" (3.33m x 4.62m) , with UPVC window to the side aspect, UPVC window and double doors to the conservatory, wooden flooring and gas fire with tiled hearth and surround.

### CONSERVATORY

20' 2" x 7' 6" (6.15m x 2.30m) , with tiled flooring, double glazed windows and sliding doors to the rear aspect and door to the utility room.

### UTILITY ROOM

5' 7" x 6' 5" (1.71m x 1.98m) , with window to the side aspect, power, lighting and spaces for automatic washing and fridge freezer.

### OUTSIDE

To the front of the property there is a blocked paved driveway providing off road parking and giving access to the Detached Single Garage. To the rear of the garage there is a shed. To the rear of the property there is a paved seating area, lawned garden, mature shrubs, trees and flowerbeds.

### DETACHED SINGLE GARAGE

With up and over door to the front aspect, power and lighting.



#### WEBSITE

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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.

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#### GETTING A MORTGAGE

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#### NOTE

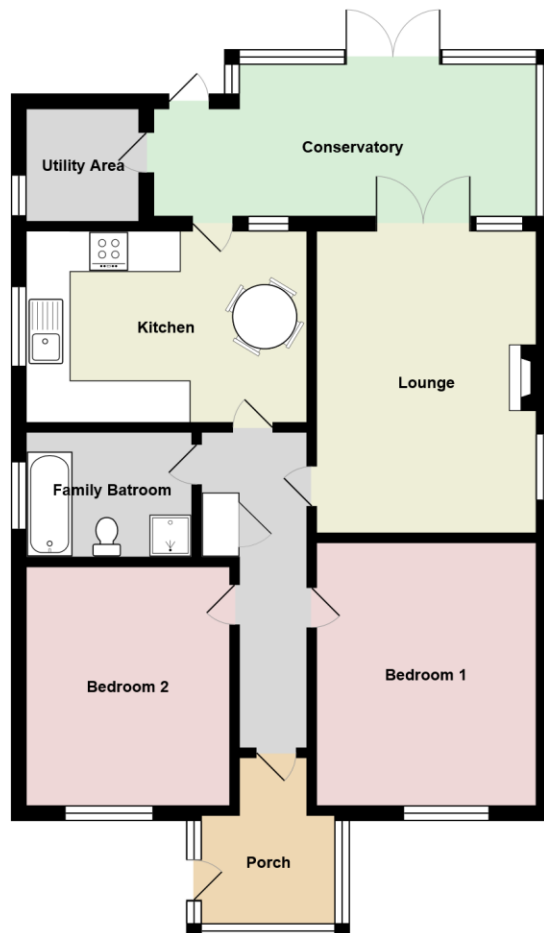
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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