



32 Park Avenue

Lincoln, LN6 0BY

£189,950

NO ONWARD CHAIN - This is a bay fronted two bedroomed detached bungalow located to the South of Lincoln and close to Hartsholme Country Park. The property has well kept gardens to the front and rear, driveway and Garage. Internally the property has living accommodation to comprise of Entrance Porch, Inner Hallway, Bay Fronted Lounge, two Bedrooms, Family Bathroom, Kitchen and Conservatory.



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln along Tritton Road proceed along and at the Skellingthorpe Road traffic lights turn right on to Skellingthorpe Road. Continue along and turn left on to Ashby Avenue and then right on to Park Avenue where the property can be located.

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 PORCH

With uPVC double doors to the side aspect and glass panelled door to the Inner Hallway.

INNER HALLWAY

With radiator and doors to two Bedrooms, Kitchen, Bathroom and Lounge.

LOUNGE

15' 0" x 11' 3" (4.58m x 3.45m) With walk-in uPVC bow window to the front aspect, window to the side aspect, radiator, picture rail and gas fire with decorative surround.



FAMILY BATHROOM

7' 7" x 6' 5" (2.32m x 1.96m) With uPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin, radiator and partly tiled walls.

BEDROOM 1

11' 3" x 12' 11" (3.44m x 3.96m) With uPVC window to the Conservatory, radiator and fitted wardrobe.

BEDROOM 2

11' 4" x 9' 10" (3.46m x 3.00m) With uPVC window to the front aspect and radiator.



KITCHEN

9' 10" x 11' 4" (3.02m x 3.46m) With uPVC windows to the side and rear aspects, uPVC door to the Conservatory, fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, radiator and spaces for a fridge, automatic washing machine, tumble dryer and cooker.

CONSERVATORY

12' 11" x 5' 4" (3.96m x 1.63m) With uPVC windows and doors to the rear garden.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing ample off road parking and giving access to the Garage. To the rear of the property there is a paved seating area, lawned garden, flower beds and shed.



GARAGE

With double doors to the front.



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.

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 roughly 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

