



11 Pine Close, Brant Road

Waddington, Lincoln, LN5 9UT

£185,000

A two/three bed roomed detached bungalow situated in this popular location just off Brant Road, to the South of the City of Lincoln. The property has a large driveway providing ample off road parking and an attractive low maintenance garden to the rear. Internally, the property offers living accommodation to briefly comprise of Entrance Hallway, Kitchen, Dining Room/Bedroom 3, Lounge, two Bedrooms with fitted wardrobes and a Wet Room. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln along Newark Road and at the Brant Road traffic lights turn left on to Brant Road. Proceed along Brant Road for some time, eventually turning left on to Valley Road. Turn right on to Redwood Drive and continue along, turning left on to Pine Close where the property can be located on the left hand side.

LOCATION

Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.



ACCOMMODATION

ENTRANCE HALLWAY

With uPVC double glazed external door to front elevation.

LOUNGE

18' 5" x 11' 7" (5.61m x 3.53m) With uPVC double glazed windows to front and side elevations, built-in cupboards, built-in dresser and radiator.

KITCHEN

10' 1" x 8' 7" (3.07m x 2.62m) With uPVC double glazed window to and door to side elevation, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, space for a freestanding cooker, plumbing and space for a washing machine, pantry and airing cupboard housing the gas fired central heating boiler.

DINING ROOM / BEDROOM 3

7' 4" x 6' 2" (2.24m x 1.88m) With uPVC double glazed window to front elevation and radiator.

HALLWAY

Giving access to two Bedrooms, Wet Room and storage cupboard.

BEDROOM 1

11' 6" x 8' 8" (3.51m x 2.64m) With uPVC double glazed window to rear elevation, fitted wardrobes and radiator.

BEDROOM 2

12' 0" x 8' 8" (3.66m x 2.64m) With uPVC double glazed window and door to rear elevation, fitted wardrobes and radiator.

WET ROOM

7' 0" x 5' 7" (2.13m x 1.7m) With uPVC double glazed window to side elevation, low level WC, wash hand basin, storage cupboard, fully tiled walls, wet room floor and drain with electric shower, heated towel rail, extractor fan and access to the roof void.



OUTSIDE

To the front of the property there is a driveway with a block paved area to the side providing off road parking for vehicles. There is gated access to the side of the property which leads to the Detached Single Garage. To the rear of the property there are low maintenance gardens with artificial turf, patio seating area, raised planters containing a range of plants, shrubs and trees, hard standing seating area and a garden shed.



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 Silb & 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 Silb & 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

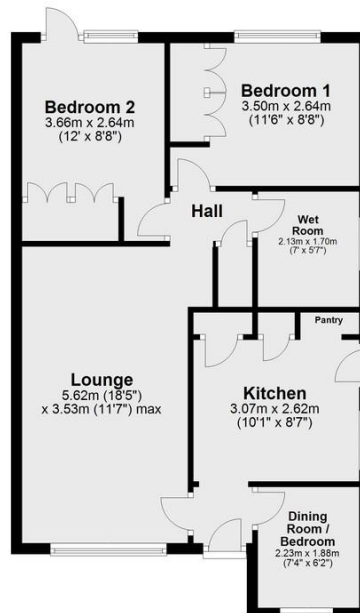
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Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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