



3 Millbeck Drive

Lincoln, LN2 4UN

£245,000

NO ONWARD CHAIN - A spacious two double bed roomed detached bungalow situated on Nettleham Fields, a sought after location just off Nettleham Road and within close proximity to a range of amenities along Nettleham Road and there is also easy access to both Lincoln City Centre and the A46 Bypass. The property benefits from low maintenance gardens to the front and rear and there is a driveway providing off road parking and gives access to the Single Garage. Internally the property offers living accommodation to briefly comprise of Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, WC, two Double Bedrooms, Bathroom and Utility Room located to the rear of the Garage. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln North on Nettleham Road and turn left on to Searby Road. Continue along and turn left on Hawkshead Grove and then right on to Millbeck Drive where 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.





ENTRANCE PORCH

With uPVC double glazed windows and door to the front elevation and tiled floor.

HALLWAY

With two storage cupboards and access to the roof void.

LOUNGE

16' 2" x 13' 10" (4.93m x 4.22m) With uPVC double glazed window to front elevation, fire surround and hearth with gas fire inset and two radiators.

DINING ROOM

11' 0" x 8' 11" (3.35m x 2.72m) With radiator and serving hatch to the Kitchen.

KITCHEN

11' 0" x 8' 6" (3.35m x 2.59m) With uPVC double glazed window and door to the Conservatory, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 1/2 sink unit and drainer with mixer tap, space for a freestanding cooker, gas fired central heating boiler and radiator.

CONSERVATORY

16' 9" x 10' 1" (5.11m x 3.07m) With uPVC double glazed windows and double doors to the rear garden, tiled floor, radiator, power points and lighting.

W.C

With uPVC double glazed window to front elevation, tiled flooring, low level WC, wash hand basin, radiator and extractor

BEDROOM 1

11' 3" x 10' 11" (3.43m x 3.33m) With uPVC double glazed window to front elevation, built-in wardrobe and radiator.

BEDROOM 2

9' 11" x 9' 1" (3.02m x 2.77m) With uPVC double glazed window to rear elevation, built-in wardrobe and radiator.

BATHROOM

9' 11" x 6' 0" (3.02m x 1.83m) With uPVC double glazed window to rear elevation, tiled flooring, suite to comprise of low level WC, wash hand basin, bath and walk-in shower cubicle, partly tiled walls, radiator and extractor fan.





UTILITY ROOM

8' 4" x 8' 1" (2.54m x 2.46m) (Accessed from the Garage or rear of the Property), with work surface, plumbing and space for a washing machine, storage cupboard, door to the Garage and uPVC double glazed door and window to the rear of the property.

OUTSIDE

To the front of the property there is a low maintenance garden with a range of shrubs and trees. To the side there is a block paved driveway providing off road parking and giving access to the Garage. To the rear of the property there is an artificial lawned garden, patio seating area and a wide variety of mature plants, shrubs and trees.



WEBSITE

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Move with Us and Sills 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 Sills & 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 HomeBuyer 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

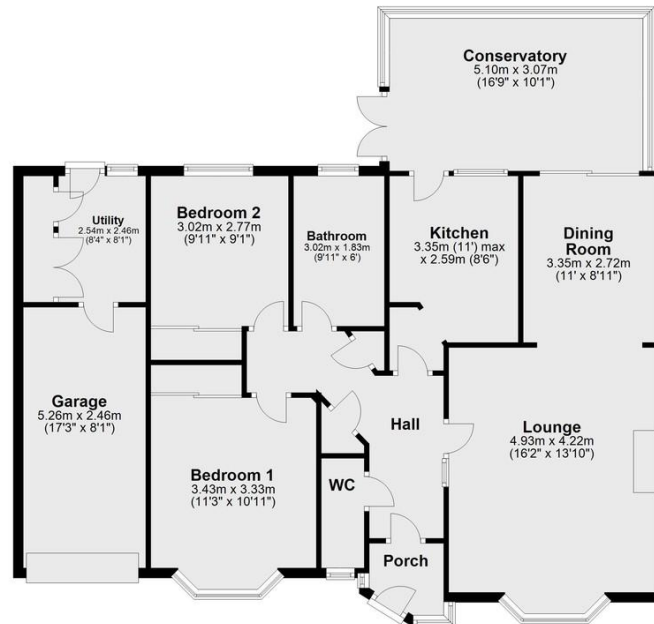
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Ground Floor

Approx. 122.5 sq. metres (1318.6 sq. feet)



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

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