



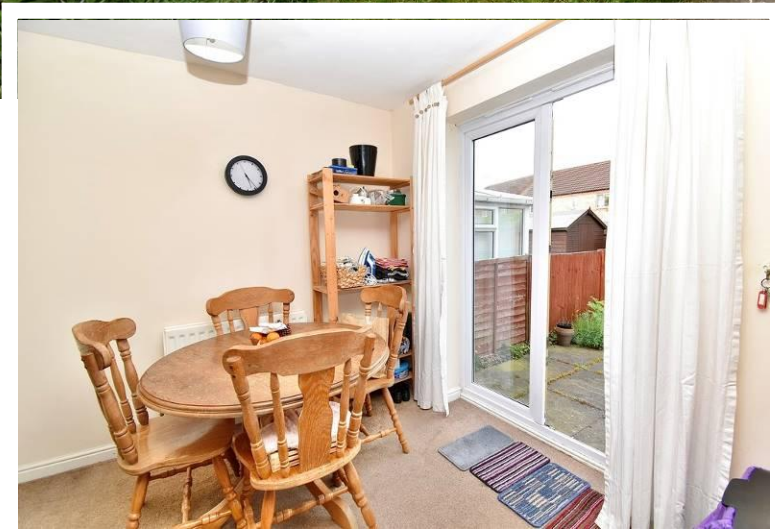
20 Rockingham Close

Lincoln, LN6 0FY

£165,000

A modern three bedroomed mid town house situated in a cul de sac location and within walking distance of a local range of shops within the Birchwood Shopping Centre. Internally the property offers living accommodation briefly comprising of Entrance Hallway, WC, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms and Bathroom. Outside there are two allocated parking spaces to the front and a lawned garden to the rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along Tritton Road, turn right onto Doddington Road and then right onto Birchwood Avenue. Turn left onto Goodwood Way and then right onto Rockingham Close where the property can 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

HALL

With external door to the front elevation and UPVC double glazed window to the side elevation.

W.C

With UPVC double glazed window to the front elevation, low level WC and wash hand basin and radiator.

LOUNGE

15' 7" x 7' 9" (4.75m x 2.36m) , with UPVC window to the front elevation, fire surround and hearth with electric fire inset, stairs to the first floor and two radiators.



KITCHEN DINER

14' 4" x 8' 2" (4.37m x 2.49m) , with UPVC double glazed window and double doors to the rear elevation and fitted with a range of wall, base units and drawer with work surfaces over and tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, space for fridge freezer and plumbing for washing machine.

FIRST FLOOR LANDING

With banister rail and access to the roof void.

BEDROOM 1

13' 3" x 8' 3" (4.04m x 2.51m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM 2

10' 7" x 9' 0" (3.23m x 2.74m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

9' 9" maximum x 5' 6" (2.97m x 1.68m) , with UPVC double glazed window to the front elevation, airing cupboard housing the hot water cylinder and radiator.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, vanity wash hand basin and bath, partly tiled walls, radiator and extractor fan.



OUTSIDE

To the front of the property there is a small garden and two allocated parking spaces. To the rear of the property there is a patio seating area, lawned garden and a garden shed.



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.

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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.

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.

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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.

GENERAL

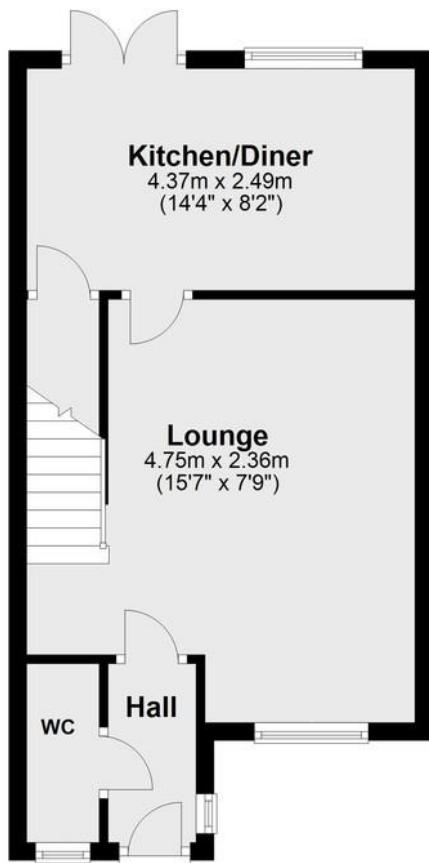
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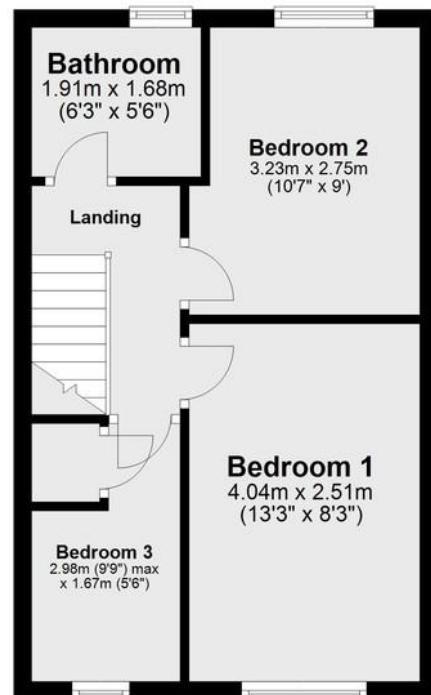
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 74.2 sq. metres (798.9 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.

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