



69 Eastbrook Road

Lincoln, LN6 7ES

Offers in the region of £275,000

Eastbrook Road is located on the Middlebrook Estate, to the south of Lincoln and just off Doddington Road. The larger than average detached bungalow has approximately 112 m² of living accommodation with internal accommodation to briefly comprise of Entrance Porch, Inner Hallway, Lounge, Kitchen, Boiler Room, Utility Cupboard, Bathroom, Separate WC, Master Bedroom and Bedroom 2/Dining Room and Conservatory. Outside there is a sweeping block paved driveway providing ample off road parking, decorative gravel beds to the front, Carport to the side and a Garage to the rear. To the rear of the property there is a paved seating area and extensive well-stocked mature lawned garden. The property is being sold with No Onward Chain and viewing is recommended.





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 Newark Road, turn right onto Doddington Road and then right again onto Eastbrook Road 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

ENTRANCE

With double glass panel door and window to the front aspect, tiled flooring and glass panelled door to the inner hallway.

INNER HALLWAY

With doors to the lounge, kitchen, bedrooms, bathroom and WC, access to the roof void and radiator.

LOUNGE

12' 0" x 23' 10" (3.66m x 7.28m) , with UPVC windows to the front and side aspects, radiator, decorative fireplace, coving and wall lights.



KITCHEN

11' 9" x 14' 7" (3.60m x 4.47m) , with UPVC window to the rear aspect, glass panel door to the side entrance, door to inner hallway, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven and microwave, four ring hob with extraction above, spaces for fridge and automatic washing machine, radiator and wall mounted cupboards with complementary tiling below.

BEDROOM 1

15' 0" x 11' 10" (4.58m x 3.61m) , with UPVC window to the front aspect and radiator.



FAMILY BATHROOM

5' 10" x 9' 3" (1.80m x 2.83m) , with UPVC window to the side aspect, suite to comprise of bath with shower over and wash hand basin, partly tiled walls, radiator, airing cupboard housing the hot water tank and shelving and towel radiator.

SEPARATE WC

With UPVC window to the side aspect and WC.

BEDROOM 2 / DINING ROOM

14' 11" x 11' 10" (4.56m x 3.63m) , with UPVC sliding doors to the conservatory and radiator.



CONSERVATORY

14' 2" x 10' 2" (4.33m x 3.11m) , with UPVC windows and door to the rear garden and wall lights.

SIDE ENTRANCE

With door to the side aspect, leading into the kitchen and doors to the utility cupboard and boiler room.

BOILER ROOM

With wall mounted gas central heating boiler.



UTILITY CUPBOARD

With space for automatic washing machine.

OUTSIDE

To the front of the property there is a sweeping block paved driveway providing ample off road parking, decorative gravel beds, Carport to the side and a Garage to the rear. To the rear of the property there is a paved seating area, extensive lawned garden, green house, mature shrubs and trees.

GARAGE

18' 0" x 9' 0" (5.49m x 2.76m) , with up and over door to the front aspect, UPVC window to the side aspect, power and lighting.

CARPORT

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.

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 thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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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