



34 Hawkshead Grove

Lincoln, LN2 4XB

£255,000

A two bedroomed detached bungalow situated in this end of cul-de-sac location on an attractive unique plot with private gardens to the front and rear. The property is well located for a range of local shops and amenities along Nettleham Road. Internally the property is well presented throughout and offers living accommodation to briefly comprise of Porch, Lounge, Dining Room, Kitchen and Inner Hallway leading to two double Bedrooms and Shower Room. The property further benefits from a large driveway providing ample off road parking and giving access to the Single Garage. Viewing is highly recommended to appreciate the accommodation on offer and the position it sits within this sought after City location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln on Nettleham Road and turn left on to Searby Road, then turn left again on to Hawkshead Grove where the property can be located at the end of the cul-de-sac 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

PORCH

With uPVC double glazed external door to front elevation.

LOUNGE

15' 7" x 13' 8" (4.75m x 4.17m) With timber window to front elevation, fire surround and hearth and radiator.

DINING ROOM

9' 9" x 8' 11" (2.97m x 2.72m) With uPVC double glazed double doors to the rear elevation, solid wood flooring and radiator.



KITCHEN

11' 0" x 7' 10" (3.35m x 2.39m) With uPVC double glazed window to rear elevation, uPVC double glazed external door to side elevation, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral double oven and four ring gas hob with extractor fan over, stainless steel sink unit and drainer, plumbing and space for a washing machine and dishwasher, space for a fridge freezer and radiator.

INNER HALLWAY

With access to roof void and airing cupboard housing the hot water cylinder.



BEDROOM 1

12' 8" x 9' 7" (3.86m x 2.92m) With timber window to front elevation and radiator.

BEDROOM 2

9' 3" x 8' 4" (2.82m x 2.54m) With timber window to rear elevation and radiator.

SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, spotlights to ceiling, extractor fan and heated towel rail.



OUTSIDE

The property is set on a plot with attractive gardens to both the front and rear. The front of the property enjoys lawned gardens with a selection of flower beds and decorative gravelled areas, with a wide variety of mature and attractive plants, shrubs and trees. To the rear of the property there is a decked seating area, lawned gardens, decorative slated areas, hard standing and a summer house.



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.

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.

BUYING YOUR HOME

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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

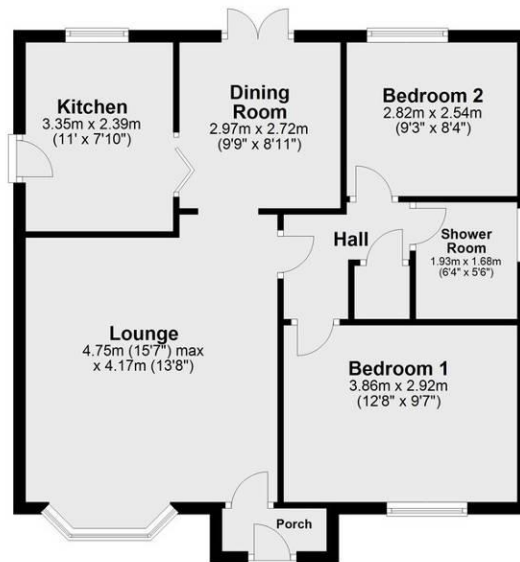
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Ground Floor

Approx. 64.5 sq. metres (694.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.0 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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