



**337 Burton Road**

Lincoln, LN1 3XD

**£320,000**

This is a larger than average non-estate Detached Bungalow, positioned in this prime uphill location on Burton Road. The property sits on a larger than average plot, with gardens to the front and rear and a gated gravelled driveway providing off-street parking for many vehicles and giving vehicular access to the side and rear of the property. The property has internal accommodation to comprise of; Entrance Porch, Inner Hallway with feature tiled flooring, Lounge with bay windows to the front and side, fitted Dining/Breakfast Kitchen Room, Utility and Pantry, Luxury Family Shower Room, Two Well-Appointed Bedrooms with En-Suite Facilities to Bedroom 2. The property has the benefit of having a larger than average loft, suitable for extensions, subject to Planning Permissions and Building Regulations. The property is being sold with NO CHAIN.







**SERVICES**  
All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln on Burton Road, the property is located over the roundabout 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 glazed uPVC windows and doors to the front, tiled flooring, stained glass window and doors to the Inner Hallway.

### INNER HALLWAY

With feature tiled flooring, radiator, LED spotlights to the ceiling, doors leading into the Lounge, Kitchen, Bedrooms 1 and 2, Family Bathroom and the stairs cupboard.

### KITCHEN/BREAKFAST ROOM

11' 10" x 13' 6" (3.63m x 4.14m) With uPVC window overlooking the rear garden, doors leading into the Conservatory, Utility and Pantry. Fitted with a range of base unit and drawers with worksurfaces over, ceramic sink and drainer with mixer tap above, integral oven and integral automatic washing machine, dishwasher, wall mounted cupboard with complementary tiling below and a Breakfast Bar with radiator. The Pantry is 2.43 x 11.9 with uPVC window to the side, space for a fridge freezer and shelving.

### UTILITY ROOM

7' 11" x 3' 10" (2.43m x 1.19m) With wall mounted gas central heating boiler and space for automatic washing machine.

### CONSERVATORY

8' 9" x 11' 1" (2.68m x 3.40m) With uPVC windows and double doors to the rear garden with tiled flooring.

### FAMILY BATHROOM

8' 2" x 7' 11" (2.49m x 2.42m) With uPVC window to the side, walk-in Wet Room Shower, WC, wash hand basin, chrome towel radiator and mermaid boarding to walls. Airing cupboard housing hot water tank and shelving.

### BEDROOM 1

12' 1" x 14' 3" (3.70m x 4.36m) With walk-in uPVC bay window to the front with fitted blinds, fitted bedroom furniture and radiators.

### BEDROOM 2

11' 11" x 9' 2" (3.64m x 2.80m) With uPVC window to the rear, radiator and door to En-Suite.

### EN-SUITE

2' 5" x 9' 6" (0.75m x 2.90m) With uPVC window to the side and suite to comprise of; WC, wash hand basin, shower and radiator.

### LOUNGE

12' 5" x 22' 9" (3.80m x 6.94m) With walk-in uPVC bay window with fitted blinds to the front, uPVC walk-in bay windows to the side, radiators, electric fire with decorative surround.

### LOFT STORAGE CUPBOARD

With door to the Inner Hallway and retractable stairs to the loft space.



## LOFT SPACE

With uPVC window to the front with power and lighting.

## OUTSIDE

To the front, there is a lawned garden with flowerbeds, gated gravel driveway giving access to the side of the property. There is a further gated gravel driveway providing further parking to the side and rear of the property. To the rear, there is a paved seating area, lawned garden, flowerbeds, vegetable plot and 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](http://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

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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