



2 Westbrooke Close

Lincoln, LN6 7TL

£260,000

A two/three bed roomed detached bungalow situated on a generous sized plot within this quiet cul de sac location and close to a range of local shops and facilities within Lincoln City Centre and Tritton Road. Internally the property offers spacious living accommodation briefly comprising of Porch, Hallway, Kitchen, Lounge, Sitting Room/Bedroom 3, two further Bedrooms and a Bathroom. The property has large lawned gardens to the front with a driveway to the side providing off road parking and a Detached Single Garage. To the rear of the property there are further lawned gardens. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln Centre south along Tritton Road, turn left onto Dixon Street and then turn right onto Boutham Park Road. Turn right onto Western Avenue and right again onto Western Crescent. Turn left onto Westbrooke Road and left again onto Westbrooke Close where the property is 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

PORCH

11' 10" x 11' 8" (3.61m x 3.56m) , with double glazed windows and sliding door to the front elevation.

HALLWAY

With three storage cupboards and radiator.

KITCHEN

13' 11" x 13' 8" (4.24m x 4.17m) , with double glazed window to the side elevation, sliding door to the rear elevation, partly tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, 1 ½ bowl sink unit and drainer, integral oven with electric hob and extractor over, plumbing for dishwasher, radiator and gas fired central heating boiler.

LOUNGE

19' 7" x 11' 11" (5.97m x 3.63m) , with double glazed window to the front elevation, sliding doors to the rear elevation, radiator and wall lighting.

BEDROOM 1

13' 10" x 11' 10" (4.22m x 3.61m) , with double glazed window to the front elevation and radiator.

BEDROOM 2

13' 11" x 9' 9" (4.24m x 2.97m) , with double glazed window to the rear elevation, fitted wardrobes and radiator.

SITTING ROOM / BEDROOM 3

19' 7" x 9' 1" (5.97m x 2.77m) , with double glazed windows to the front and rear elevations and two radiators.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) , with double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin with cupboard space below and bath with electric shower over and radiator.

OUTSIDE

To the front of the property there is a large lawned garden with a driveway to the side providing off road parking and a Detached Single Garage. To the side of the property there is a hardstanding area leading to the rear garden with further lawned garden and a wide variety of mature plants, shrubs and trees.





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

SMS & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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 £10 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

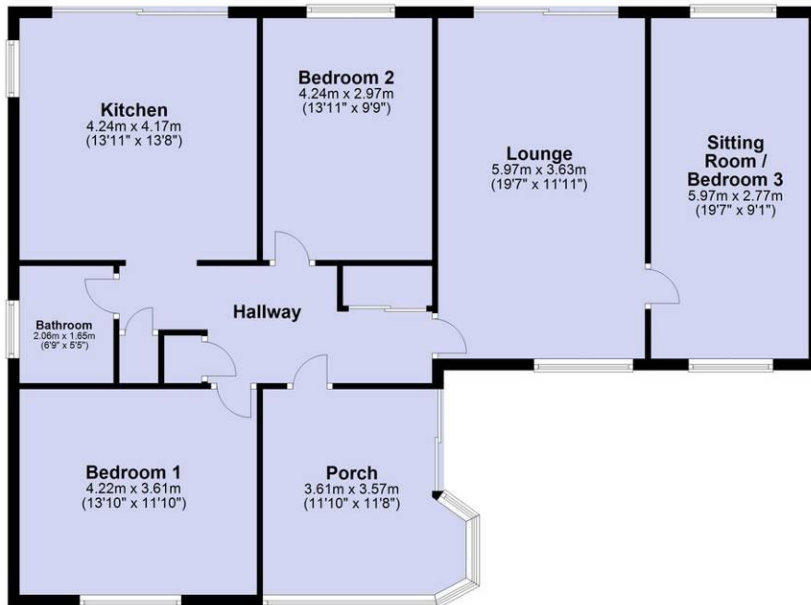
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Ground Floor

Approx. 113.5 sq. metres (1221.7 sq. feet)



Total area: approx. 113.5 sq. metres (1221.7 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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