



27 Carral Close

Lincoln, LN5 9BD

£175,000

IN NEED OF MODERNISATION. A two double bed roomed detached bungalow located just off Brant Road and within close proximity to Brant Road Shopping Centre. Internally the property offers living accommodation briefly comprising of Entrance Hallway, Lounge, Inner Hallway, two Bedrooms, Bathroom, Kitchen with Dining Area and a Porch. Outside there is a driveway providing off road parking and giving access to the Single Garage. To the rear of the property there is a paved garden with a lawned area. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln City Centre south along Newark Road, turn left onto Brant Road and continue along turning right onto Calder Road. Turn left onto Carral Close and the property can be located on the left 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 University.



ACCOMMODATION

HALLWAY

With UPVC double glazed door to the front elevation.

LOUNGE

17' 11" x 11' 11" (5.46m x 3.63m) , with UPVC double glazed windows to the front and side elevations, fire surround and hearth with electric fire inset and two radiators.

HALL

With radiator and access to the roof void.

BEDROOM 1

12' 0" x 8' 11" (3.66m x 2.72m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

11' 11" x 8' 11" (3.63m x 2.72m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

8' 11" x 7' 3" (2.72m x 2.21m) , with UPVC double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls, radiator and airing cupboard housing the hot water cylinder.

KITCHEN

10' 6" x 8' 0" (3.2m x 2.44m) , with UPVC double glazed window to the side elevation, storage cupboard, fitted with wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, space for free standing cooker, plumbing for washing machine and a gas fired central heating boiler.

DINING AREA

7' 0" x 6' 5" (2.13m x 1.96m) , with UPVC double glazed window to the front elevation and radiator.

PORCH

With UPVC double glazed windows to the front and rear elevations and sliding door to the side elevation.

OUTSIDE

To the front of the property there are decorative gravelled gardens with a range of shrubs and trees and a driveway to the side providing off road parking and giving access to the Single Garage. There is a gate to the side of the property leading to the rear. To the rear of the property there is a paved garden with a lawned area, flowerbeds and range of 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

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

SBS & 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

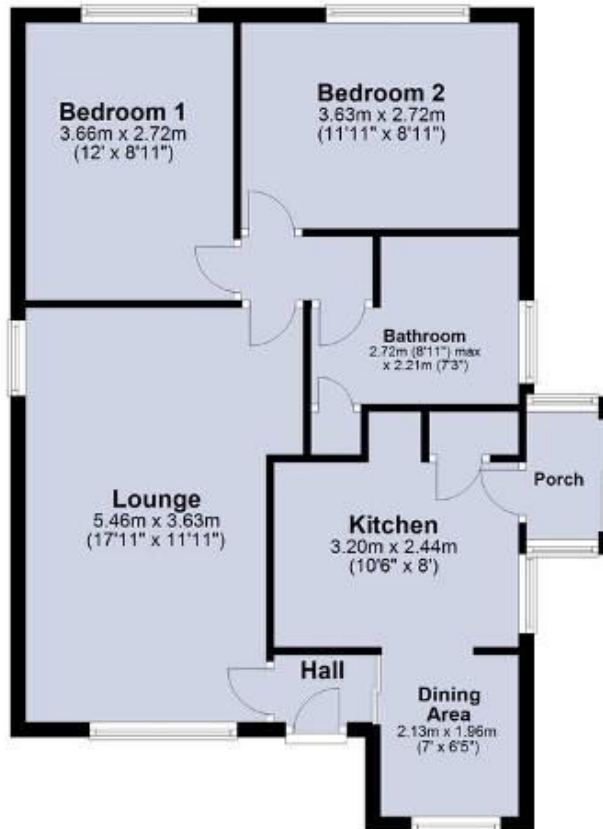
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Ground Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



Total area: approx. 63.8 sq. metres (686.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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