



21 Camdon Close

Lincoln, LN5 8SG

£212,900

LARGER THAN AVERAGE PLOT BENEFITTING FROM HAVING PLANNING PERMISSION GRANTED TO EXTEND THE GROUND FLOOR ACCOMMODATION - A well-presented three bedrooomed semi-detached modern property positioned in this popular location, just off Brant Road, to the south of Lincoln. The property is situated on a larger than average plot with gardens to the front, side and rear and a gated driveway providing off road parking and giving access to the Detached Single Garage. The property has well-kept living accommodation briefly comprising of Entrance Hallway, Lounge, Dining Area, Conservatory, fitted Kitchen and a First Floor Landing leading to a Family Bathroom and three Bedrooms. Viewing is highly 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 left onto Brant Road and then right onto Calder Road. Turn immediately left onto Chiltern Road and then turn right onto Chiltern where the property is located.

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 door and window to the front aspect, radiator, tiled flooring, stairs to the first floor landing, under stairs storage cupboard and doors to the lounge and kitchen.

KITCHEN

10' 0" x 8' 9" (3.07m x 2.68m) , with UPVC window to the side aspect, UPVC window and door to the rear garden, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, spaces for cooker, fridge and washing machine and wall mounted cupboards with complementary below.

LOUNGE

11' 6" x 11' 7" (3.52m x 3.54m) , with UPVC window to the front aspect, radiator, electric fire and leading to the dining area.

DINING AREA

10' 2" x 9' 2" (3.10m x 2.81m) , with UPVC double doors to the conservatory.

CONSERVATORY

10' 2" x 8' 11" (3.12m x 2.74m) , with UPVC windows and double doors to the rear garden, power, lighting and wooden flooring.

FIRST FLOOR LANDING

With UPVC window to the side aspect and doors to three bedrooms and bathroom.

BEDROOM 1

10' 0" x 12' 7" (3.05m x 3.84m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

8' 3" x 9' 3" (2.54m x 2.84m) , with UPVC window to the rear aspect, wooden flooring and radiator.

BEDROOM 3

8' 5" x 9' 9" (2.57m x 2.98m) , with UPVC window to the front aspect and radiator.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.69m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and a towel radiator.

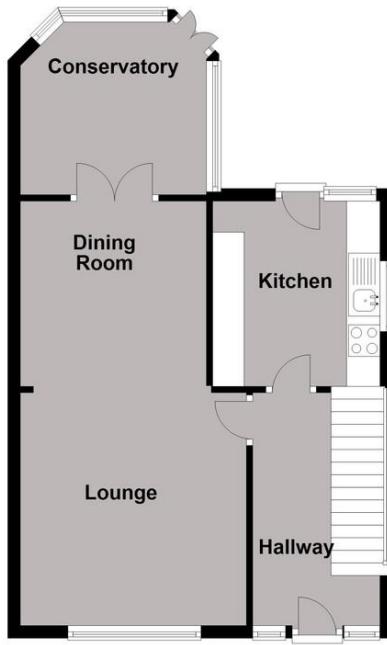
OUTSIDE

There is a lawned garden and with flowerbeds to the front and gated access to the side leading to a lawned garden. To the rear of the property there is a driveway and a Single Garage, further lawned garden, seating area and flowerbeds.

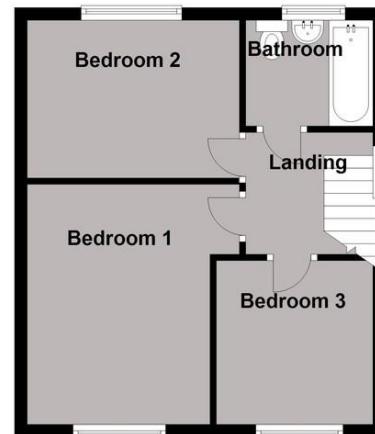




Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



WEBSITE

Our detailed web site 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

Solicitors & Estate Agents, 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 them 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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 Mundys 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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