



32 Willis Close

Lincoln, LN1 3LG

**Offers Over
£195,000**

NO ONWARD CHAIN - A two bedroomed mid town house situated in this quiet cul-de-sac location with views to the rear and within a short walk to the Bailgate, Cathedral and Castle. Internally, the property is in need of some modernisation and has living accommodation to briefly comprise of Kitchen, Hallway, Lounge and First Floor Landing leading to two Bedrooms, Bathroom and Separate WC. Outside there are gardens to both the front and rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln up Yarborough Road and at the Burton Road Roundabout take the third exit on to Burton Road. Continue along Burton Road and turn right on to Upper Long Leys Road and then left on to Willis Close, follow the road round and the property can be located at the end of the cul-de-sac 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.



KITCHEN

12' 3" x 8' 6" (3.73m x 2.59m) With double glazed window and door to front elevation, tiled floor, fitted with a range of wall, base units and drawers with work surfaces over, fully tiled walls, integral oven and four ring electric hob, stainless steel sink unit and drainer, plumbing and space for a washing machine and radiator.

HALLWAY

With double glazed window and external door to rear elevation, stairs to the First Floor Landing, under stairs storage cupboard and radiator.

LOUNGE

19' 9" x 9' 3" (6.02m x 2.82m) With double glazed window to front elevation, uPVC double glazed sliding doors to rear elevation and two radiators.

FIRST FLOOR LANDING

With airing cupboard housing the gas fired central heating boiler and access to roof void.

BEDROOM 1

15' 1" x 8' 9" (4.6m x 2.67m) With double glazed window to rear elevation and radiator.

BEDROOM 2

9' 9" x 8' 5" (2.97m x 2.57m) With double glazed window to front elevation, built-in wardrobe and radiator.

BATHROOM

5' 7" x 5' 3" (1.7m x 1.6m) With double glazed window to front elevation, wash hand basin, bath, partly tiled walls and radiator.

WC

With double glazed window to front elevation, low level WC and fully tiled walls.

OUTSIDE

To the front of the property there is a lawned garden and a patio seating area with flowers bed containing a range of shrubs and trees. To the rear of the property there is a further lawned area with patio seating area and flower beds containing shrubs and trees.





WEBSITE

Our detailed website show 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

Sills & 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.

Westlaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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

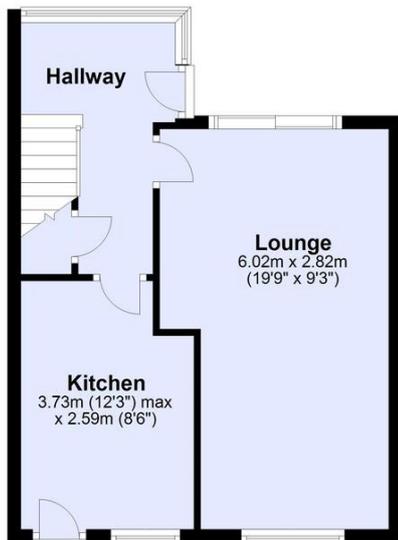
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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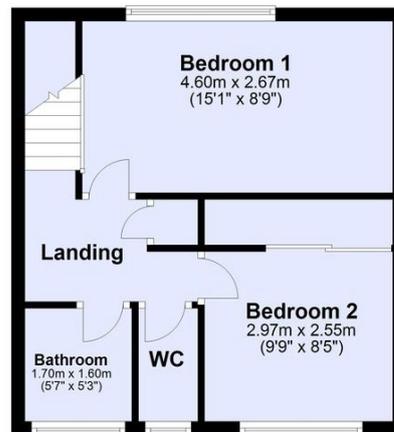
Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.6 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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