



## 12 Atwater Grove

Lincoln, LN2 4SG

**£199,950**

**NO ONWARD CHAIN** - A two bedroomed detached bungalow situated in this popular location, just off Wolsey Way, to the North of the City of Lincoln and with easy access to a local range of shops and facilities along Wragby Road, Lincoln City Centre, the A46 Bypass and the Eastern Bypass. Internally the property offers living accommodation to comprise of Porch, Lounge, Hallway, Kitchen, two Bedrooms and Bathroom. Outside there is a lawned garden to the front with a driveway to the side providing off road parking and giving access to the Detached Single Garage. There is a further lawned garden to the rear with a patio seating area and two garden sheds.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**TENURE** - Freehold.

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

#### **DIRECTIONS**

Head out of Lincoln along Wragby Road and at the traffic lights proceed straight across and continue along Bunkers Hill. At the next set of traffic lights turn left on to Wolsey Way and follow the road round, turning left on to Atwater Grove where the property can be 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 University.





## ACCOMMODATION

### PORCH

4' 7" x 3' 0" (1.4m x 0.91m) With uPVC double glazed door to side elevation, laminate flooring and radiator.

### LOUNGE

13' 9" x 11' 3" (4.19m x 3.43m) With uPVC double glazed window to front elevation, laminate flooring, fire surround and hearth with gas fire inset and radiator.

### HALLWAY

With laminate flooring, access to roof void and airing cupboard housing the hot water cylinder.



### KITCHEN

11' 11" x 7' 2" (3.63m x 2.18m) With uPVC double glazed window to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, spaces for a free standing cooker, fridge and freezer, plumbing and space for a washing machine and dishwasher, stainless steel sink unit and drainer, wall mounted gas fired central heating boiler and uPVC double glazed external door to side elevation.

### BEDROOM 1

12' 11" x 9' 8" (3.94m x 2.95m) With uPVC double glazed window to front elevation, laminate flooring and radiator.



### BEDROOM 2

10' 3" x 9' 8" (3.12m x 2.95m) With uPVC double glazed sliding doors to rear elevation, laminate flooring and radiator.

### BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m) With uPVC double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin with cupboard space below, bath with electric shower over, partly tiled walls and radiator.

### OUTSIDE

Outside there is a lawned garden to the front with a driveway to the side providing off road parking and giving access to the Detached Single Garage. There is a further lawned garden to the rear with a patio seating area and two garden sheds.





#### WEBSITE

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#### SELLING YOUR HOME - HOW TO GO ABOUT IT

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#### 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.

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

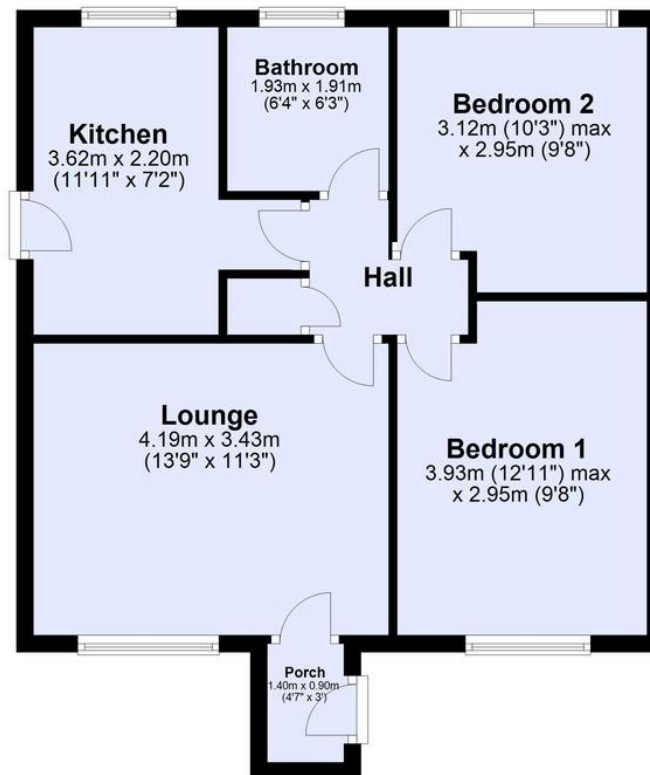
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## Ground Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Total area: approx. 53.2 sq. metres (573.0 sq. feet)

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

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Plan produced using PlanUp.

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