



23 Marigold Close

Lincoln, LN2 4SZ

£330,000

This is a completely refurbished, larger than average, three bedroomed detached family bungalow positioned on this fantastic plot in this popular area of Lincoln. The property has been greatly improved by the current owners and offers internal accommodation to comprise of Entrance Hallway, Lounge leading to a modern fitted Kitchen Diner, Bathroom, three Bedrooms and an En-suite to Bedroom 1. Outside there is an in and out driveway providing ample off road parking and giving access to the side of the property where there is gated access to the Detached Garage. To the rear of the property there are paved and lawned areas. Viewing of the property is recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Nettleham Road, turn right onto Wolsey Way and then left onto Marigold Close 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

ENTRANCE HALL

With UPVC window and door to the front aspect, doors to three bedrooms, bathroom, kitchen diner and lounge and two fitted cupboards.

LOUNGE

18' 0" x 11' 5" (5.49m x 3.49m) , with UPVC window to the side aspect, UPVC bay window to the front aspect, radiator and leading into the kitchen diner.

KITCHEN DINER

20' 11" x 9' 3" (6.40m x 2.83m) , with UPVC window to the side aspect, door to the side aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral electric oven, four ring electric hob with extraction above, spaces for washing machine and fridge freezer, wall mounted cupboards with complementary tiling below and radiator.



BATHROOM

10' 0" x 5' 8" (3.05m x 1.73m) , with UPVC window to the side aspect, radiator and suite to comprise of bath, separate shower, WC and wash hand basin.

BEDROOM 1

12' 8" x 14' 6" (3.87m x 4.42m) , with UPVC window to the rear aspect, radiator and door to en-suite.



EN-SUITE

6' 0" x 8' 8" (1.84m x 2.66m) , with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin and radiator.

BEDROOM 2

17' 4" x 8' 7" (5.30m x 2.64m) , with UPVC window to the front aspect and radiator.

BEDROOM 3

12' 6" x 7' 7" (3.83m x 2.32m) , with UPVC window to the rear aspect and radiator.



OUTSIDE

There is a garden to the front with a gravelled driveway providing ample off parking and a blocked paved area and lawned areas. To the rear there is a paved seating area, lawned garden and flowerbeds. To the side of the property there is a gated blocked paved area providing access to the Detached Garage.

DETACHED GARAGE

With up and over door to the front aspect.



WEBSITE

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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 them 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

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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. 121.9 sq. metres (1311.8 sq. feet)



Total area: approx. 121.9 sq. metres (1311.8 sq. feet)

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 are 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.

