



14 Windermere Road

Lincoln, LN2 4UA

£235,000

NO ONWARD CHAIN - A two bedroomed detached bungalow situated in this popular cul-de-sac location within Nettleham Fields and having easy access to a local range of shops and facilities along Nettleham Road, the A46 Bypass and Lincoln City Centre. Internally, the property offers living accommodation to briefly comprise of Hallway, Lounge, Dining Area, 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 Single Garage. There is a further lawned garden to the rear with a patio seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln on Nettleham Road and turn right on to Wolsey Way. Proceed along and turn right on to Windermere Road and 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

HALLWAY

With composite door to side elevation, radiator, access to roof void and airing cupboard housing the hot water cylinder.

LOUNGE

12' 10" x 12' 0" (3.91m x 3.66m) With uPVC triple glazed bay window to front elevation, fire surround and hearth with electric fire inset and radiator.

DINING AREA

9' 1" x 7' 6" (2.77m x 2.29m) With uPVC triple glazed window to side elevation and radiator.

KITCHEN

12' 7" x 7' 10" (3.84m x 2.39m) With uPVC triple glazed window and composite door to rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, sink unit and drainer, spaces for a free standing cooker and fridge freezer, integral washing machine and radiator.

BEDROOM 1

10' 7" x 9' 5" (3.23m x 2.87m) With uPVC triple glazed window to rear elevation, fitted wardrobe, high level cupboards, drawers and bedside tables and radiator.

BEDROOM 2

10' 6" x 8' 5" (3.2m x 2.57m) With uPVC triple glazed window to front elevation and radiator.

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) With uPVC triple glazed window to side elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, storage cupboard and heated towel rail.

OUTSIDE

To the front of the property there is a lawned garden with a range of shrubs and trees. There is a block paved driveway to the side providing off road parking and giving access to the Single Garage. A gate leads to the lawned rear garden with a patio seating area and a range of 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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 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

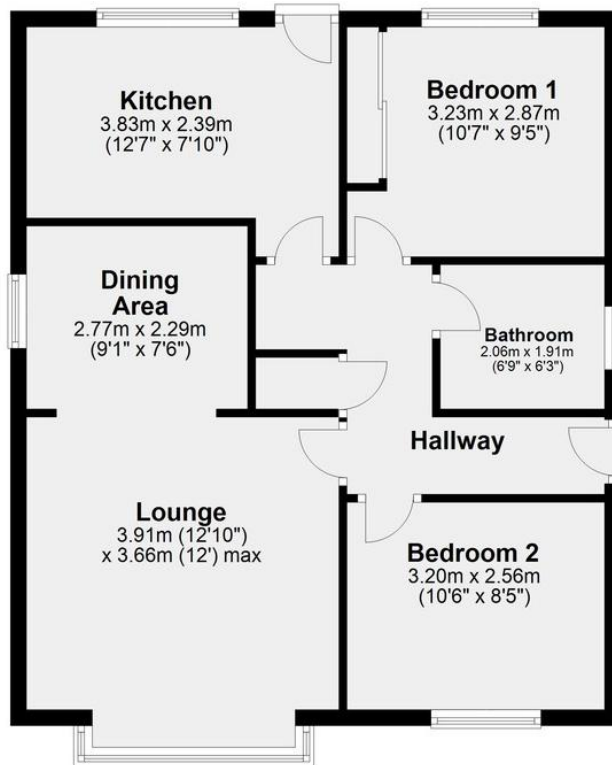
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Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



Total area: approx. 62.2 sq. metres (669.1 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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