



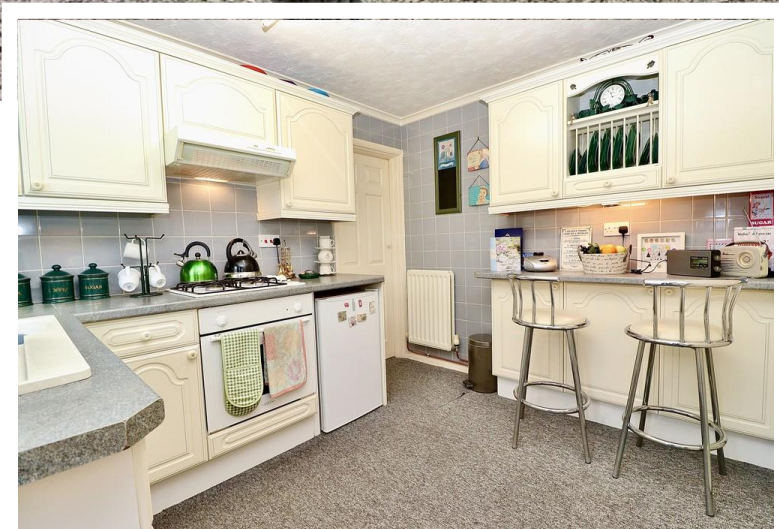
10 Garrick Close

Lincoln, LN5 8TG

£210,000

A two bedroomed detached bungalow situated in this quiet cul de sac location just off Brant Road and within a short walk to the Brant Road Shopping Centre and a nearby bus stop. There is also easy access into Lincoln City Centre. Internally, the property offers living accommodation briefly comprising of Kitchen, Lounge, Dining Area, Inner Hallway, two Bedrooms and a Bathroom. Outside there are gardens to both the front and rear of the property and a driveway to the side providing off road parking and giving access to a Single Garage. The property is being sold with No Onward Chain.





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

Traveling south from Lincoln City Centre along Newark Road, turn left onto Brant Road and then right onto Chiltern Road. Bear left onto Chiltern Road and Garrick Close is 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

KITCHEN

10' 7" x 10' 1" (3.23m x 3.07m) , with UPVC double glazed window and door to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, fully tiled walls, sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine and space for fridge freezer .

LOUNGE

22' 3" x 11' 9" (6.78m x 3.58m) , with UPVC double glazed windows to the front and side elevations, fire surround and hearth with gas fire inset and a radiator.

DINING AREA

10' 6" x 7' 2" (3.2m x 2.18m) , with UPVC double glazed window to the front elevation and radiator.

INNER HALLWAY

With storage cupboard.

BEDROOM 1

11' 8" x 8' 8" (3.56m x 2.64m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

12' 0" x 8' 11" (3.66m x 2.72m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m) , with UPVC double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin and bath with electric shower over, fully tiled walls, radiator and access to the roof void.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden with a block paved driveway providing off road parking and giving access to the Detached Single Garage with up and over door, power and lighting. There is access to the side of the property leading to the rear garden which is laid to lawn with gravelled areas, patio seating area and a range of shrubs.





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

SMS & 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.

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

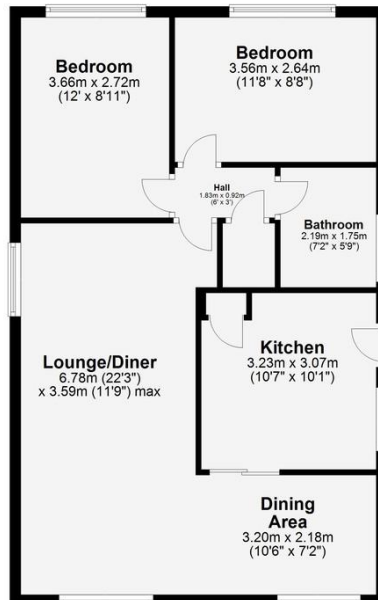
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Ground Floor

Approx. 67.8 sq. metres (729.3 sq. feet)



Total area: approx. 67.8 sq. metres (729.3 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

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