



## 4 Pennycress Close

Lincoln, LN2 4TD

**£249,950**

NO ONWARD CHAIN - This is an extended and greatly improved three bedroomed detached bungalow positioned in a prime Uphill location on Nettleham Fields, close to a wide range of local amenities and giving easy access to the A158 and A46 Bypasses. The internal accommodation briefly comprises of Entrance Porch, Lounge, Dining Area, Kitchen, Master Bedroom/Sitting Room with En-Suite off and Inner Hallway leading to two further Bedrooms and the Family Bathroom. Outside there is a block paved driveway providing off road parking for numerous vehicles and gated access leading to the rear of the property which is also block paved for ease of maintenance. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Head out of Lincoln on Nettleham Road and turn right on to Wolsey Way. Proceed along Wolsey Way, turning right on to Woodrush Road and then left on to Pennycress Close where the property can be 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 College.





#### **ENTRANCE PORCH**

With uPVC window and door to the front aspect and door to the Lounge.

#### **LOUNGE**

14' 0" x 13' 6" (4.29m x 4.13m) With uPVC bay window to the front aspect, doors to the Entrance Porch and Inner Hallway, archway to the Dining Area, feature electric fire, wall lights and radiator.

#### **DINING AREA**

11' 0" x 8' 6" (3.35m x 2.61m) With double glass panelled doors to the Master Bedroom/Sitting Room, door to the Kitchen, archway to the Lounge and radiator



#### **MASTER BEDROOM/SITTING ROOM**

18' 8" x 13' 1" (5.69m x 3.99m) With uPVC sliding doors to the side aspect, double uPVC doors to the rear aspect, radiator, wall lights and door to the En-Suite Shower Room.

#### **EN-SUITE SHOWER ROOM**

5' 5" x 6' 0" (1.66m x 1.85m) With uPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin in vanity cupboard, tiled walls and chrome towel radiator.



#### **KITCHEN**

7' 10" x 10' 11" (2.41m x 3.33m) With uPVC door to the side aspect, uPVC window to the rear aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over, integral fridge, freezer, washer/dryer and dishwasher, wall mounted gas fired central heating boiler, door to the Dining Area and radiator.

#### **INNER HALLWAY**

With access to roof void and doors to two Bedrooms, Family Bathroom and airing cupboard.



#### **BEDROOM 2**

10' 3" x 10' 1" (3.12m x 3.09m) With uPVC window to the front aspect, radiator, fitted mirror fronted wardrobes with shelving and radiator.

#### **BEDROOM 3**

9' 2" x 3' 1" (2.81m x 0.94m) With uPVC window to the rear aspect, fitted office furniture and radiator.

#### **FAMILY BATHROOM**

6' 3" x 6' 0" (1.93m x 1.83m) With uPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and radiator.



## OUTSIDE

To the front of the property there is a block paved driveway with decorative gravelled beds. There is a double gate leading to the rear/side of the property providing further off road parking, seating area and decorative gravelled beds.

### WEBSITE

Our detailed website shows 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](http://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

Move with Us and Sils and Better Edge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Better Edge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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

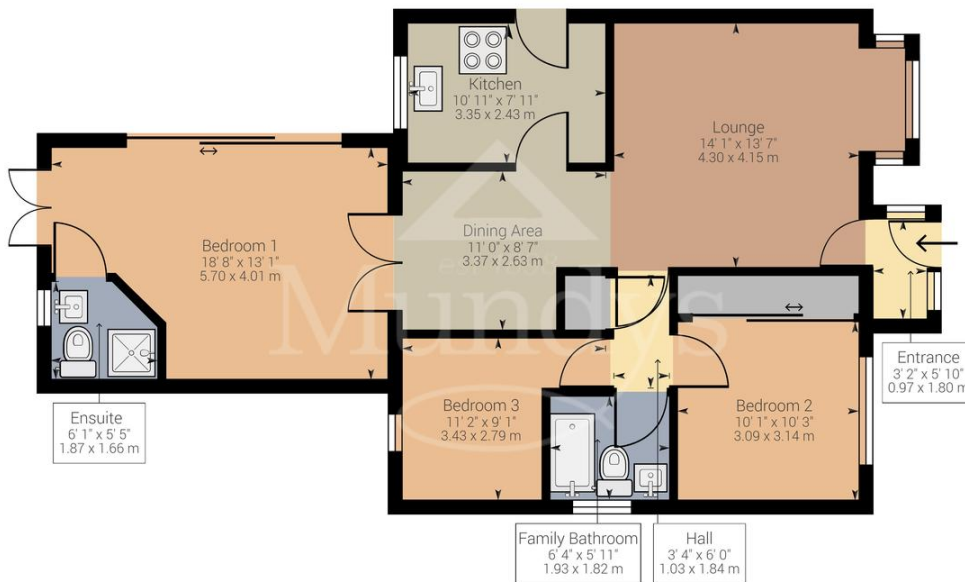
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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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Approximate net internal area: 940.3 ft<sup>2</sup> / 87.36 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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