



49 Astwick Road

Lincoln, LN6 7LL

£199,950

NO ONWARD CHAIN - This is a three bedroomed detached bungalow located to the South of the City of Lincoln. The property does required full modernisation inside and out and has internal accommodation to comprise of Inner Hallway, Kitchen, Dining Area, Lounge, WC, Bathroom and three Bedrooms. Outside there is a driveway to the front and gardens to the front, side and rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Tritton Road and turn left on to Moorland Avenue and then immediately right again on to Moorland Avenue. Proceed along Moorland Avenue, turn left on to Jason Road. Proceed along and turn left on to Astwick Road and the property can be located on the left 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.



INNER HALLWAY

With door to the side aspect, doors leading to three Bedrooms, WC, Bathroom, Kitchen and Lounge.

KITCHEN

10' 2" x 10' 9" (3.11m x 3.28m) With uPVC window to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary splash-backs, sink unit and drainer, spaces for a cooker, fridge and washing machine, wall mounted gas fired central heating boiler and archway leading to the Dining Area.

DINING AREA

8' 6" x 10' 1" (2.61m x 3.09m) With uPVC window to the side aspect and radiator.

LOUNGE

16' 10" x 10' 5" (5.15m x 3.19m) With uPVC double glazed windows to the front and side aspects and radiator.

BEDROOM 1

12' 4" x 8' 10" (3.78m x 2.71m) With uPVC window to the rear aspect, radiator and fitted wardrobes.

BEDROOM 2

9' 8" x 11' 2" (2.97m x 3.41m) With uPVC sliding doors to the rear aspect and radiator.

BEDROOM 3

7' 1" x 8' 2" (2.18m x 2.51m) With uPVC window to the side aspect and radiator.

BATHROOM

5' 8" x 6' 3" (1.73m x 1.91m) With uPVC window to the side aspect, suite to comprise of bath with shower over and wash hand basin, radiator and partly tiled walls.

WC

2' 8" x 5' 7" (0.83m x 1.72m) With WC and window to the side aspect.

OUTSIDE

To the front there is a garden with a driveway to the side providing off road parking. To the side there is a further garden area. To the rear there is a lawned garden with a paved seating area, greenhouse and shed.





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.

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.

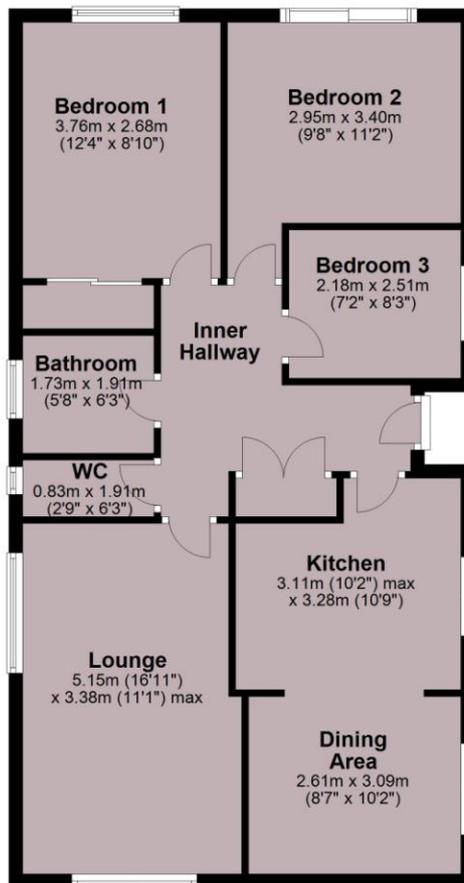
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



For illustration purposes only.
Plan produced using PlanUp.

49 astwick

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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 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.

