



## 8 Durham Close

Lincoln, LN6 0QG

**£230,000**

A well-presented two bedroom detached bungalow, situated in a quiet cul-de-sac position to the South of the Cathedral City of Lincoln. The property has accommodation comprising of Hall, Lounge/Diner, fitted Kitchen, Inner Hallway, two Bedrooms and a Shower Room. Outside there is a block paved driveway, single garage with a workshop and lawned front and rear gardens. The property further benefits from No Onward Chain and viewing is highly recommended.





**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.

**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.



**HALL** With cupboard housing the gas-fired central heating boiler.

**LOUNGE/DINER** 20' 9" x 16' 10" (6.33m x 5.15m), with door and two double glazed windows to the front aspect, gas fire and three radiators.

**KITCHEN** 11' 7" x 7' 10" (3.54m x 2.40m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a fridge, washing machine and cooker, tiled splashbacks, radiator and double glazed window to the side aspect.

**INNER HALLWAY** With loft access point.

**BEDROOM 1** 12' 4" x 9' 5" (3.77m x 2.88m), fitted with a range of bedroom furniture, double glazed window to the rear aspect and radiator.

**BEDROOM 2** 12' 9" x 7' 10" (3.91m x 2.40m), with double glazed window to the rear aspect and radiator.

**SHOWER ROOM** 8' 2" x 7' 10" (2.51m x 2.39m), fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring, tiled walls, spotlights, towel radiator and two double glazed windows to the side aspect.

**OUTSIDE** To the front of the property there is a lawned garden with flowerbeds and a block paved driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed garden with a patio seating area, flowerbeds, shed and greenhouse.

**GARAGE** 18' 0" x 7' 10" (5.50m x 2.39m), with up and over door to the front aspect, side personal door to the garden, light and power.

**WORKSHOP** 7' 11" x 7' 7" (2.42m x 2.32m), with windows to the side and rear aspects, light and power.



**WEBSITE**

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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.

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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**

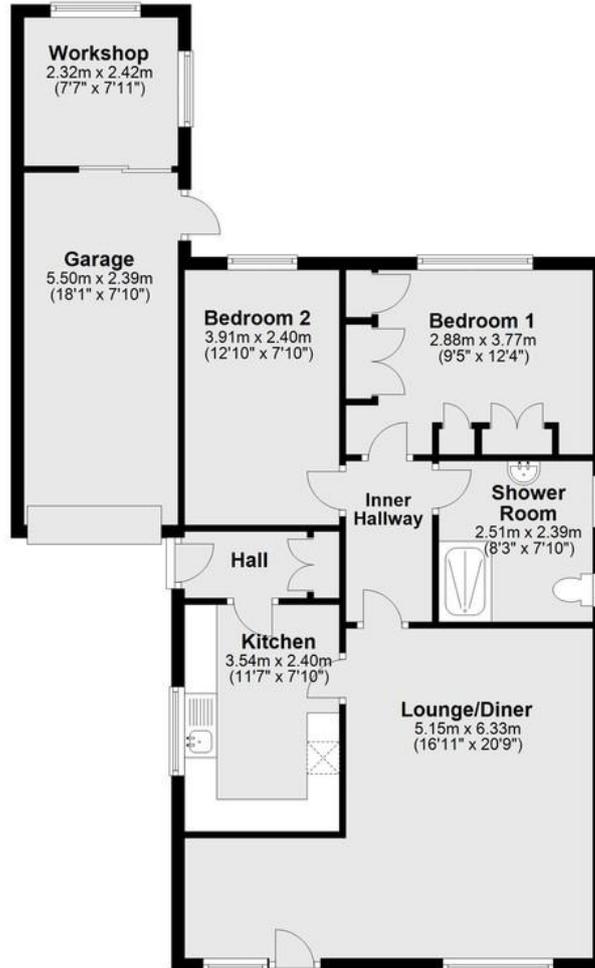
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### Ground Floor

Approx. 87.0 sq. metres (936.9 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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