



### 3 bed detached bungalow to buy

Carral Close, Lincolnshire, Lincoln,  
Lincolnshire, LN5 9BD

**£150,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2/3 Bedroom Detached Bungalow
- ✓ Large Lounge Diner & Fitted
- ✓ Modern Shower Room
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

An immaculately presented two-three bedroom detached bungalow just off Brant Road, to the South of the Cathedral City of Lincoln. The property has accommodation comprising of Hall, Lounge/Diner, fitted Kitchen, Inner Hallway, two Double Bedrooms, a further Bedroom/Study and a newly fitted Shower Room. Outside there is a lawned front garden, block paved driveway, a single garage and enclosed private rear garden.

The property benefits from solar panels, offering improved energy efficiency and the potential for reduced utility costs.

**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 laminate flooring and radiator.

**LOUNGE/DINER** 21' 3" x 12' 7" (6.50m x 3.85m) , with double glazed bow window to the front aspect, double glazed window to the side aspect, electric fire in feature fireplace, laminate flooring and two radiators.

**KITCHEN** 10' 2" x 10' 0" (3.12m x 3.05m) , fitted with a range of wall and base units with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, eye-level electric oven, five ring gas hob with extractor fan over, spaces for a fridge and freezer, tiled splashbacks, radiator and double glazed door and window to the side aspect.

**INNER HALLWAY** With radiator and loft access point.

**BEDROOM 1** 10' 9" x 8' 10" (3.30m x 2.7pm) , fitted with a range of wardrobes with mirror-fronted sliding doors, double glazed window to the rear aspect and radiator.

**BEDROOM 2** 11' 10" x 8' 11" (3.62m x 2.72m) , with double glazed French doors to the rear garden and radiator.

BEDROOM 3/STUDY 7' 1" x 6' 1" (2.17m x 1.87m) , with double glazed window to the front aspect, laminate flooring and radiator.

SHOWER ROOM Fitted with suite comprising of walk-in shower cubicle, close coupled WC and twin wash hand basins in a vanity unit, airing cupboard housing the wall-mounted gas-fired central heating boiler, tiled splashbacks, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE To the front of the property there is a lawned garden with flowerbeds. To the side there is a block paved driveway providing off-street parking for multiple vehicles and access to the single garage. The to rear of the property there is a private and enclosed garden laid mainly to lawn with patio seating area and flowerbeds.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

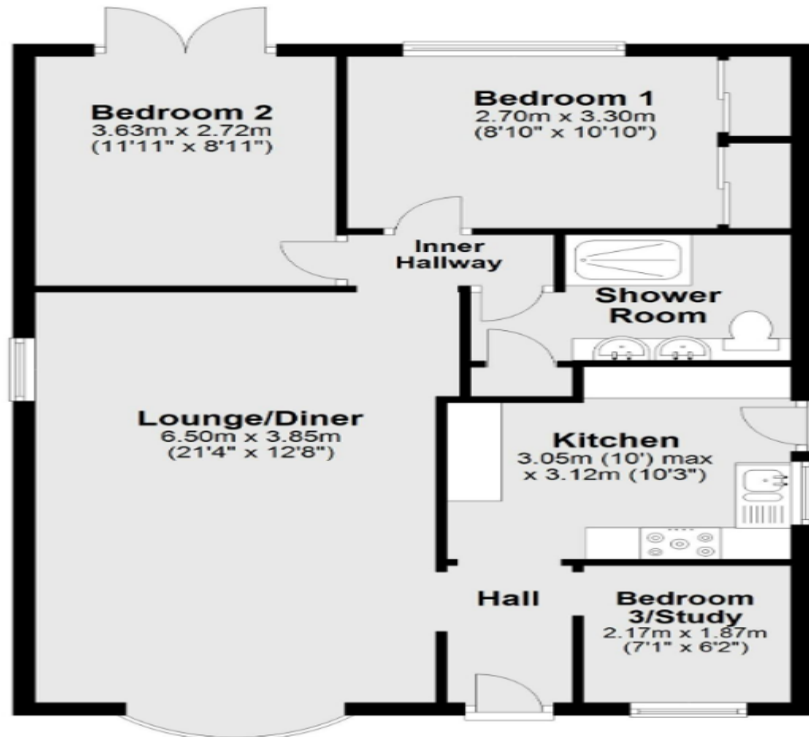
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Ground Floor

Approx. 70.1 sq. metres (754.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Carral Close, Lincolnshire, Lincoln, Lincolnshire, LN5 9BD

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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