



## 41 Dellfield Close

Lincoln, LN6 0EQ

**£180,000**

A three bedroom semi-detached house situated to the South of the Cathedral City of Lincoln. The property is located in a pleasant position towards the end of the cul-de-sac. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen Diner and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there are gardens to the front and rear and a block paved driveway providing off-road parking. The property further benefits from gas central heating and UPVC double glazing. No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** – Freehold.

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

**DIRECTIONS**

Heading South out of Lincoln on the A46 Lincoln Bypass, upon reaching the roundabout at Skellingthorpe Road take the first exit onto Skellingthorpe Road. Proceed along, turn right onto Sandwell Drive, right again onto Malham Drive and then turn left onto Dellfield Avenue where Dellfield Close can eventually be located on the right hand side. Alternative access via Tritton Road and Skellingthorpe Road.

**LOCATION**

Located in the popular location of Doddington Park to the South of Lincoln City, close to Birchwood shopping precinct and within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.





#### ENTRANCE HALL

With UPVC main entrance door and stairs rising to the First Floor.

#### LOUNGE

13' 9" (plus bay) x 11' 10" (4.19m x 3.61m), with UPVC bow bay window to the front elevation and single radiator.

#### KITCHEN/DINER

14' 11" x 8' 10" (4.55m x 2.69m), fitted with a range of base and wall cupboards, fitted oven and hob, extractor hood, integral fridge freezer, cupboard housing the gas central heating boiler, sink unit and drainer, plumbing for a washing machine, single radiator, UPVC side entrance door, understairs storage area and two UPVC windows to the rear elevation.



#### FIRST FLOOR LANDING

With airing cupboard with radiator, further radiator and access to the roof void.

#### BEDROOM

11' 7" x 8' 9" (3.53m x 2.67m), with UPVC window to the front elevation, single radiator and built-in double wardrobe.

#### BEDROOM

8' 11" x 7' 8" (2.72m x 2.34m), with UPVC window to the rear elevation, single radiator and built-in cupboard/wardrobe.

#### BEDROOM

8' 5" x 5' 11" (2.57m x 1.8m), with UPVC window to the front elevation and single radiator.



#### BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, part-tiled surround, towel radiator and UPVC window to the rear elevation.

#### OUTSIDE

Outside the property is situated in a pleasant position towards the end of the cul-de-sac. To the front of the property there is a lawned garden, a variety of shrubs and a block paved driveway providing off-road parking and access to the rear garden. To the rear of the property there is a further lawned area and a wide variety of mature shrubs and trees.

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**GETTING A MORTGAGE**  
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**NOTE**  
1. None of these 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.

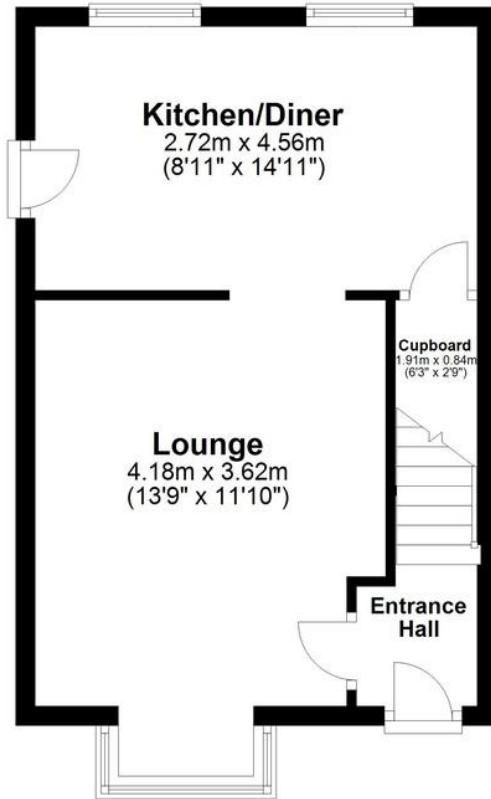
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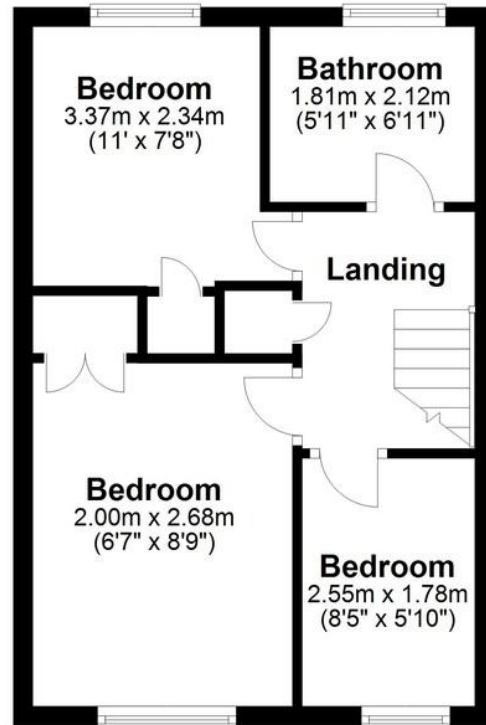
## Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**41 Dellfield Close, Lincoln**

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