



41 Dellfield Close
Lincoln, LN6 0EQ

£170,000

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.

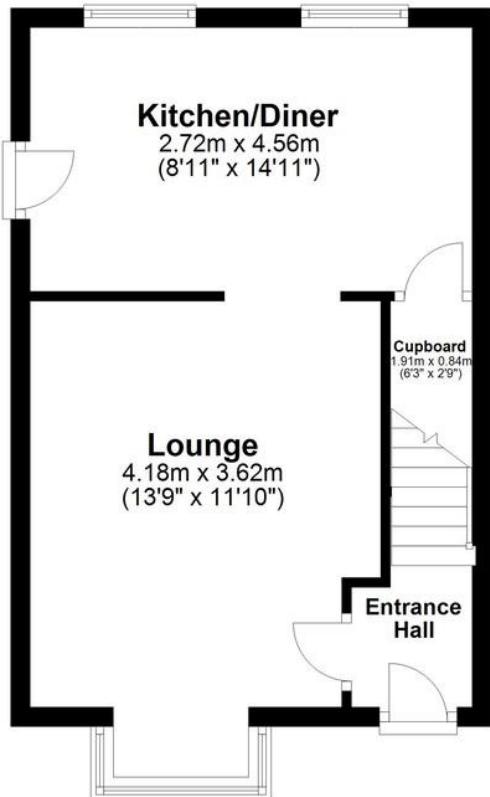
LOCATION

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.



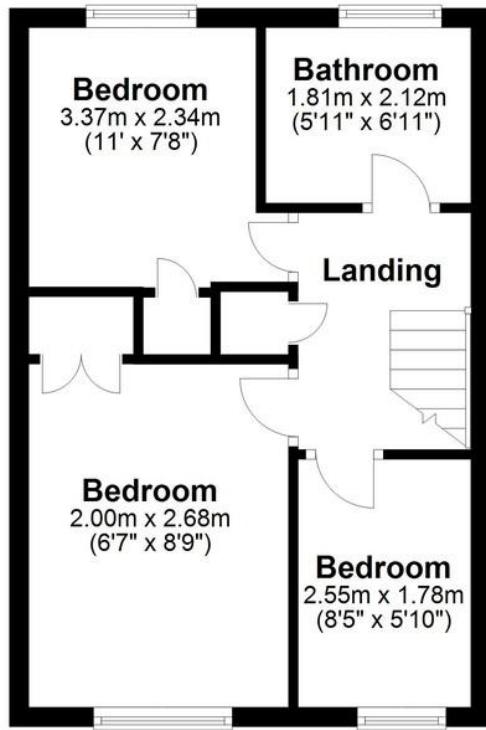
Ground Floor

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.

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